

Minutes

SCHOA

October 17, 2013

Call to Order: 6:30 PM

Attendance:

Bob Schultz
Michael Morrey
Stephen Barndt
Tim Ramsey –Excused Absent
Mario Sericolo
Management Company Representative — Don Campbell

Homeowners in attendance: 1

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe if they so choose).

Open Forum:

Guests: 1 homeowner – 1 expressed some concerns about his personal violation letters and the process. Board and manager explained that they will finish working with him directly.

Minutes: 6:45 PM

Motion made and seconded to approve the minutes from the last meeting; approved.

Committee Reports:

1. **Crime watch committee:**

- No report. Board informs them that the manager did submit the committee's newly drafted paperwork (manual etc.) to the HOA attorney and insurance company. There are a few small changes noticed in the attorney letter. Bob will work directly with the committee to get these suggestions implemented.

2. **Budget Committee:**

- They have their final draft ready for the board to vote on later in this meeting. No further report

Officers Reports:

- None...

Management Report:

Violation and Collection Reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies at the meeting.

Collections report: delinquency rate is; down from 21% in September to 18% in October.

Violation report: 97 letters in September; 86 letters went in August; the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".

Annual Meeting Scheduled for December 12th for the 2013 meeting. Confirmation for the room has been received. Manager will begin preparing notices and mailing - over the next two months.

Regular Business: (items discussed and decisions made between meetings)

- None.

Old Business:

- Gray Hawk residents' request for tree topping in the "view corridor" is currently on hold - County review Bob is working with the County regarding a long range plan.
- Mailbox repairs will be complete in October.
- Landscaping around the clubhouse: two bids. Motion to approve bid from All Seasons Sustainable Plants – revamp of clubhouse landscape for \$551 approved.
- Board reviewed the 'Good Neighbor Policy. As stated, this will help clarify the legal terminology used in the CC&R's – which at times can be difficult to understand. This will also be the place that the board may – in the best interest of the community – make policies to further govern the HOA. Board wishes to work on the wording in these documents.
 - Included in this policy will be a statement regarding the use of temporary A/C units. To date these have not been authorized however the board felt it best to allow these units for the comfort of any homeowner who wishes to use them. As in any HOA, uniformity is important so they have chosen to simply establish guidelines by which they may be used during the summer months. Please watch for the GNP to be published in the coming months.
- Board also looking into ACC Guidelines to adopt which would ensure continuity for ACC decisions over long term

New Business:

- Bob is researching a change in the retention ponds to save money. Will report to the board his findings
- Bob is researching roads and parking with regards to WAC (Washington Administrative Codes) and Fire Marshall who is citing IFC regulations (International Fire Codes) as they pertain to street access of emergency vehicles.

Motion to adjourn to Executive Session: 7:10 PM to discuss personal matters and legal issues of individual lots & budget items

Recall regular meeting to order (out of Executive Session): 7:55 PM Board discussed several options on the 2014 budget and a few specific violation arrangements in this executive session.

Motion to adopt the budget as proposed by the budget and finance committee (Board thanks the committee for their diligent efforts in creating a sustainable budget). Motion approved with agreement that additional money to be collected from homeowners each year which will go toward reserves. Budget will be mailed to homeowners in advance of the 2013 membership meeting as per legal requirements.

Meeting Adjourned. 8:05 PM