

Board Meeting on May 18, 2023

Attendees: Jay Shaver, President
Emily Rapp, VP
Levi Cox, Secretary and Treasurer
Tristan & Elaine, Ansell
Renee Dittman

Proceeding with Meeting. Seems like some received the Zoom information for the Meeting. Small Attendance. Going to address the Administrative Items for the Boards.

- 1) Amended By-Laws
 - a. RCW of State changed for governing HOAs. Legal Counsel prepared updated By-Laws. Jay Shaver recommended a motion to accept the Draft By-Laws, as circulated to the HOA. Levi Cox seconded the motion. Emily Rapp was in Favor. The Board to move forward to ask Legal Counsel to record By-Laws.
- 2) Repair of the Phase 2 Gate – Status Update
 - a. Contractor was assessing the damage to the Gate as of 5/18/2023; Contractor to have the date for the repairs by next Tuesday.
- 3) Jay proposed that the Board consider an assessment for New Construction to assist in maintaining the roads. Difficult to tie to which Lot Owner is impacting the road. Board agrees that a one-time annual fee for new construction should be suggested to the Membership at the Annual Meeting.
 - a. Jay motioned the following: CCRs do not cover a multi-year build. How do we define a multi-year build with the extreme winter seasons? Discussion for Membership at the Annual Meeting. Emily seconded the motion. All in Favor.
- 4) Financials
 - a. Legal expenses cost approximately \$10k
 - b. Just under \$20k in the Account
 - c. Annual income from fees is calculated at \$10,800 annually.
 - d. Motion to put a special assessment to cover the Legal Expenses associated with the revised By-Laws (\$300 +/- p/lot) the members in the Annual Meeting. Jay Motioned, LC seconded the motion, all in favor.
- 5) Architectural Review Coordinator
 - a. Motion to put the Request a volunteer for an Architectural Review Coordinator at the Annual Meeting; Emily 1st, Levi 2nd, All in Favor
- 6) Motion to put the formation of the Road Committee to the Annual Meeting; Jay motion, LC 2nd, All in Favor
- 7) Motion by Jay to do the Annual work Party on Columbus Weekend, All in Favor.
- 8) Set the Date for the Annual Meeting – 3rd Week of July – Saturday. July 22nd.

Q&A from the Membership

Renee Dittman – ByLaws – Was anything sent out that detailed the changes from the old By-Laws to the New By-Laws.

Answer: The old and new By-Laws were provided to the HOA, comparisons could be made. Based on the age of the existing By-Laws and the revisions to the RCW the changes to bring the By-Laws into compliance were quite extensive.