

Tuesday, December 1, 2015 Board Meeting Minutes

Held at Totem Falls Elementary Library

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Members Signed In

Members present: Rick Keyes, Bob Cook, Michelle Haneberg, Ben Blankenship, and Denae Bastian

Meeting called to Order: Denae Bastian called the meeting to order at 7:10 pm.

Quorum Established: As all three board members were in attendance, a quorum was established.

Motion to Approve Minutes: Michelle made a motion to approve minutes for November 3, 2015 Board Meeting. Seconded by Denae Bastian and passed 3-0.

Financial Report: The financial report was given by Ben Blankenship, and was as follows:

of Homeowners having made a dues payment this year: 306 of 310

Operating Budget Account Balance: \$20,704.13

Reserve Budget Account Balance: \$5,000.00

Expenses Paid During November 2015:

Archey's Landscape Monthly Maintenance: \$3832.50

PUD: \$0

Silver Lake Water: \$0

Supplies: (Postage, Printing, etc.) \$0

Aynax: \$9.95

Transfer to Reserves: \$350

Transfer from Reserve Account to Operating Budget: \$14,539.98 (12/1/2015)

Accountant Fees: \$0

Tree Removal: \$1808.00

Motion regarding late fee: Ben Blankenship motioned to remove late fee from a member account as discussed in executive session. Michelle Haneberg seconded the motion, and it passed 3-0.

Motion for Executive Session: Michelle Haneberg motioned to have an executive session prior to the next board meeting to discuss private matters relating to individual members. Denae Bastian seconded the motion and the motion passed 3-0.

Motion to Increase Monthly Contract Amount for Landscapers: Denae Bastian motioned to increase the monthly contract amount for landscaping by \$150.00 per month beginning January 1, 2016. Michelle seconded the motion. The motion was followed by discussion. Archey's Landscaping was asking for \$300 more per month, which would still be less than other landscapers. However, since our funds are insufficient to make that large of an increase, we suggested to David Archey the option of adjusting the work load and cutting back some on the scope of the work he does. However, he agreed to a \$150.00 per month increase, but said he would continue doing the same amount of work. Thank you David. The motion passed 3-0.

Forms we need members to fill out: We need 2 forms - (1) the form allowing email consent and (2) the form exercising your vote regarding a decrease in the percentages needed to change our governing documents. The email consent forms and percentage-lowering proxy forms are due December 15th. The proxy statement is a 2nd and different proxy than the one circulated earlier in the year. We have over a hundred email consent forms returned, but less than 100 of the forms regarding a lowering in the threshold needed to amend our CCR's and other governing documents.

Mailbox Vandalism: Locks were broken on 4 boxes of a mailbox on the west side of The Falls. The sheriff was notified by members who were affected and by the board. The board will consider filing a claim with its insurance company. The board will also contact Snohomish Post Office regarding recommendations for a mailbox repairman. [The board has been able to take care of the repair without filing an insurance claim.]

Recent Storm Damage: Ben Blankenship reported on the damage from the last storm. A tree fell on the northern most foot bridge and severely damaged it. Fortunately, it was not the new bridge that was damaged. Some common fencing also went down along Puget Park Drive. We are working with our insurance agent on these issues. A tree also partially uprooted during the storm and is leaning over the trail near Puget Park Drive, so we are getting bids to have that tree cut down. We need everything on the foot bridge and near the fallen fence to remain as is for the insurance company investigation. Please do not disturb anything in those areas.

CCR Revision Team Update by Denae Bastian: The next team meeting will be December 10th. If there are specific changes you would like to see in our CCR's, please

send the board an email. The CCR's can be found on the falls website at <http://www.thefalls-schoa.com/hoa-docs/rules-regulations/ccrs/#articleIII>. The Revision Team is looking at other developments' CCR's to gather ideas for change. We, as a neighborhood, can choose what we would like our CCR's to be.

Waterfall off for Winter: Michelle Haneberg explained that the waterfall will be cleaned after winter is over and then turned back on in the spring, sometime after all the leaves have fallen and it's not freezing outside.

Neighborhood Safety Patrol In Action: Ben Blankenship informed us that families have started signing up for the neighborhood patrol and have been receiving training from Chris Birchman, a retired police officer here in The Falls. If you would like to participate, please notify the board. We need more volunteers!

Proposed 2016 Budgets: Our treasurer Ben Blankenship introduced the proposed budgets - first operating, then reserve. Members are welcome to give feedback between now. In January, the final version of the budgets will be adopted by board vote. At the annual meeting in February of 2016, members will have the opportunity to ratify the budget adopted by the board in January. They may also reject it as pointed out in state statute for HOA's.

One Board Position Open at Annual Meeting of the Members: Michelle Haneberg reminded members that Denae Bastian's position on the board ends at the annual meeting for 2016. If you would like to run for her position, a 3 year position, or want to nominate a friend, please notify the board right away.

Invitation to January 2016 Board Meeting: Denae Bastian expressed her invitation to all members to join us at our next board meeting which will again be on the first Tuesday of the month, January 5th, at 7 pm in the Totem Falls Elementary Library.

Meeting Adjourned by Denae Bastian at 7:48 pm. Thanks for coming!

See you next year!