

July 15, 2015 board Meeting Minutes

Meeting held at Bob Roush's home in The Falls
Homeowners Signed In

Meeting Called to Order by Denae Bastian. All were welcomed. Members in attendance were Bob Roush, Chris Birchman, Janet Church, Tricia Cooke, Robbi Medak, Denae Bastian and Michelle Haneberg.

Requirements for Quorum met as 2 of the 3 directors were present. Ben Blankenship was excused for the evening as he had a conflicting event he needed to attend.

Board Meeting Minutes for May, 2015. A motion was made by Michelle Haneberg to accept the board meeting minutes for May 20, 2015.

Seconded by Denae Bastian

No discussion

Vote: Motion passed 2:0

Financial Report given by Denae Bastian

of Homeowners having made dues payment YTD: 301 (Awesome!)

Operating Budget Balance: \$6,539.57

Reserve Allocation Total: \$27,736.71

Expenses Paid May and June 2015:

Archey's Landscape Monthly Maintenance: \$3,832.50 x 2 = \$7665

Archey's Landscape Debris Removal: \$95.81

PUD: \$485.59

Silver Lake Water: \$108.20

Supplies: (Postage, Printing, etc.) \$128.12

Lowes: (supplies to repaint south entrance sign) \$203.34

County Records: \$73.00 (release of lien)

Eagle Bay Homes \$14,174.56 (bridge replacement and repair)

Aynax: \$19.90

Fence: \$39,945.60

Motion made by Michelle Haneberg to have an Executive Session prior to the next board meeting to discuss private matters relating to individual homeowners.

Seconded by Denae Bastian

Discussion - none

Vote - Motion passed 2:0

2014 Audit - Denae Bastian announced that the audit process for 2014 has begun with the same CPA as last year. She also announced that the board recently purchased the 2015 version of Quickbooks Pro. The board desires to hire a CPA to help us setup the Quickbooks account and prepare our 2016 budgets. The CPA doing our audit cannot also set up our books, so we need a separate CPA.

Motion to hire CPA - Denae Bastian made a motion to hire Shelby Boucher or similar CPA to help us setup our Quickbook account and prepare our budgets, with payment for services not to exceed \$750.00.

Seconded by Michelle Haneberg.

Discussion: Ben Blankenship asked that we let the members know that although he was not present at the meeting, he was in favor of this motion.

Vote: Motion passed 2:0

Email Authorization Forms - Michelle Haneberg ask members to please keep them coming! She expressed appreciation to those that have already sent them in. We realize that some members think we already have their permission since they receive emails from the board. Many emails are optional, but we need specific authorization for email communication for notifications that our governing documents require us to send. therefore, if members have not signed the authorization form, we ask them to consider doing so.

Fence Construction Update - Denae Bastian reported that the work on both sides of Snohomish Cascade Drive is complete. This was phase 1. We had planned to work on the wraps at the north end and the south end for phase 2, but since fence replacement can happen during cold and wet fall and winter weather, we have decided to consider trying to stain the sections already done during the this hot, dry summer, and then

continue with replacement after that. So, additional replacement will now be phase 3 and we will add phase 4 which would be the staining of that area of fence. The rate at which all of this occurs is dependent on the money available.

Phase 2 of Fence Project: Michelle Haneberg made a motion that the board hire Nice View Fence to do the staining of the new fence. We are not sure when this will occur as we are considering how to pay for this phase.

Seconded by Denae Bastian

Discussion - options for covering the cost of staining were discussed. Some options were wait until we have more funds from 2016; secure a loan for the difference between what we have in reserves for fences and what it costs; stain the west side this year, and the east side next year. Another idea brought up was to look for someone who is out of work that needed the money and would do the work for less. Members expressed thoughts on getting a loan versus waiting until we have the cash. The board will consider these options when making their decision regarding when to stain and how to pay for it.

Vote - the motion to hire Nice View Fence was approved 2:0. Note: the decision to hire does not reflect when the work will be done.

Motion to transfer funds from reserve account: Michelle Haneberg made a motion that we transfer up to \$15,000.00 from our reserve account to our operating budget, to use towards fence replacement and staining.

Seconded: Denae Bastian

Discussion: This still leaves funds in the reserve earmarked for fence to draw from

Vote: 2:0, motion carried

Footbridges Denae Bastian reported that the footbridges on the trails were completed. How many of you have had a chance to walk the new bridge? What did you think? We may put some pictures of the new footbridge on the website.

Vandalism Update by Denae Bastian

The two episodes of vandalism which have occurred recently in The Falls to HOA property have been reported to the police. They have asked us to file a detailed report

online and include pictures if we have them, and we do. They have also given us the name of the Sergeant over safety in our neighborhood, and we have left messages for him and hope to talk more. Thank you to Ben for the initial repainting of the sign after the second episode. When we can, we will get the rest of the sign repainted.

Lighting at the north entrance - Denae reported that Alan Ferrin has again done repair work for us at the north entrance. He was disappointed to see that some of the new fixtures he had installed less than 6 months ago had been damaged - we do not know if it was intentional or just by accident. He has taken care of the problems and has reset the timer for the lights and the waterfall.

Waterfall Update by Michelle Haneberg

It appears the autofill valve is not shutting off properly. We will try restarting the waterfall with the valve off and see what happens. Phone calls have been made to possible repair services.

Neighborhood Safety Patrol - Denae Bastian let members know that the board has spoken with a deputy in the area and the county sheriff's office, as well as legal counsel and they feel we can move forward with our plan for neighbors forming a neighborhood patrol of The Falls. Members would sign up in groups of two to drive through our development looking for anything concerning. Their role would be to observe and report - to 911 if necessary. Time blocks of 1-2 hours would be available. The sign-ups would be managed by Bob Roush and Chris Birchman. Training would be provided as well by them. Please let us know if you would like to be involved.

Neighborhood Beautification Day - Denae Bastian reported that our Neighborhood Beautification Day was on June 27 from 9 am to 12 noon. We worked on the section of greenbelt along Puget Park Drive (the northeast corner of Puget Park moving towards Tucker Park) clearing debris and cutting back bushes and tree limbs. We appreciate all who helped in any way. We were able to complete this task thanks to Bob Roush, Dave Sandager, Denae Bastian, Ben Blankenship, Tom Newby and Keri Newby.

Update on plans to change governing documents - Denae Bastian reminded members that our goal of bringing down the percentile needed for changing our

governing documents continues. We hope to have a proxy ready for our August meeting. The percentile has not yet been decided.

Next Board Meeting - Denae Bastian announced that our next board meeting will be on Wednesday, August 19th again at the home of Bob Roush. Bob has extended an invitation for members to come early (6:30 pm) for a potluck. He will have his grill hot and ready for those who want to cook. Come get to know your neighbors better with this backyard BBQ. Our board meeting will follow the BBQ Potluck and start at ~ 7 pm.

In September, our meetings will resume at the Totem Falls Elementary Library. We have requested the 3rd Wednesday each month, same as last year, but the district will not confirm reservations for the new school year until mid-August.

Thank you to Bob Roush for hosting the meeting this evening and for providing delicious beverages and great appetizers.

Meeting Adjourned by Denae Bastian at 8:00 pm.