

## Tuesday, January 5, 2016 Board Meeting Minutes

### Held at Totem Falls Elementary Library

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#### Members Signed In

Members present: Bob Roush and guest Betty Ranta, Rick Keyes, Bob Cook, Chris Birchman, Susan Ridley, Michelle Haneberg, Ben Blankenship, and Denae Bastian

Meeting called to Order: Denae Bastian called the meeting to order at 7:01 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 the December 1, 2015 Board Meeting. The motion was seconded by Denae Bastian and passed 3-0.

Motion to Approve 2016 Budgets: Ben Blankenship introduced the final budgets for 2016, first the operating and then the reserve. At the annual meeting in February, members will have the opportunity to ratify the budget adopted by the board tonight. They may also reject it as pointed out in state statute for HOA's.

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

# of Members having made a dues payment during 2015: 306 of 310 (as of this mailing, 307 paid for 2015 - THANK YOU!)

Operating Budget Account Balance: \$10,995.98; Prior to this meeting, seven households had already paid their dues for 2016 and more have paid since - thank you!

Reserve Budget Account Balance: \$3,000.13

#### Expenses Paid During November 2015:

Archey's Landscape Monthly Maintenance: \$3832.50

PUD: \$32.25

Silver Lake Water: \$121.60, \$80.20

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

Aynax: \$9.95

Transfer to Reserves: \$350 (decreasing to \$100/month for 2016)

Transfer from Reserve Account to Operating Budget: \$14,539.98 (12/1/2015) which we reported last month, and \$2,000.00 on January 5, 2016

Accountant Fees: \$328

Legal Fees: \$1650.00

Nice View Fence: \$2,500.00 and \$301.12

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.

Email consent forms and percentage-lowering proxy forms: Denae Bastian encouraged members to return their forms by Saturday, January 23rd to save our association time and money as we prepare for the February 23rd Annual Meeting of the Members.

CCR Revision Team Update: Denae Bastian announced that the Revision Team would start up again on January 14th. If there are specific changes you would like to see in our CCR's and other governing documents, please send us an email. The documents can be found on The Falls website

at:<http://www.thefalls-schoa.com/hoa-docs/rules-regulations/>

Please remember that sections which mention the Architectural Control Committee are no longer applicable as the ACC expired many years ago.

Waterfall Update by Michelle Haneberg: Maintenance of the waterfall and pond will occur at the end of January or in February after which the waterfall will be turned back on. The electricity that runs the waterfall pump comes from PUD. Our development has one meter near the waterfall that is active and one meter that is at the south end of our development that is not active. Bob Roush will help the board as they work with PUD regarding our meters.

Neighborhood Safety Patrol: Chris Birchman trained another father/son team in December. He read to us the detailed report (which is below) of what occurred during the training run with this team. The report includes details as encouraged by Sergeant Huri from the sheriff's office when he visited our HOA board meeting in the fall.

Hello Denae, Michelle and Ben,

We did the 3rd Patrol on Tuesday, Dec. 15th between 8:05 and 9:06 pm with Dave Mahler and his son Luke. It was a cloudy cool evening and the rain had stopped. We counted approx. 9 cars driving through the neighborhood during our patrol. None were suspicious. Also, we saw 7 open garages with 4 being occupied. Near the end we saw a suspicious person at SE 142nd & 63rd Ave SE. He was standing on the sidewalk with a cell phone to his ear. He was a white male about 5'11" , ~210 lbs with brown hair and a longish brown beard. He was wearing a gray T-shirt and dark jeans. We watched him for about 10 minutes

before he walked to and entered a nearby home. Thought we had a potential burglar.

We heard later that there was a robbery at gunpoint nearby during our shift. That would have been interesting if we came upon that situation! Nothing more to report other than anything can happen at anytime. Dave & Luke are trained.

Merry Christmas & Happy New Year to you all and your families.

Chris

We would like more volunteers for our patrol, so please notify the board if you are interested in helping. We want to increase safety in our neighborhood.

Note to Members that have Security Systems: Bob Roush informed members that if they have a security system that was put in place when they had a landline phone, they need to contact the security system office if and when they discontinue use of their landline phone and remove that contact number and give them their cell number so that the system will continue working. If you have a security monitoring service, you also need to install a wireless dialer if your landline is disconnected. Without a wireless, cellular dialer, the security system has no way of communicating with the monitoring service or dialing out.

Mailbox Damage in December: Denae Bastian explained to members the vandalism which occurred to a number of mailboxes in The Falls during December. A big thank you was expressed to Amy Kersten who did all the leg work to get new locks for the damaged mailboxes and also helped to get them installed.

Archey's Landscape: Denae Bastian took time to call attention to the great job that David Archey and his team did in December to really make our neighborhood look clean and beautiful for the holidays. We really appreciate their attention to detail.

Fallen Tree: Ben Blankenship announced that a tree which came down in one of the December storms at the south entrance to the trails near Puget Park Drive was sawed into pieces and disbursed by an unknown volunteer. We express sincere appreciation and gratitude to this unknown person. We have had a lot of members help in a variety of ways this year, and we really appreciate this. We can all be pleased to live in such a giving, warm, and friendly community.

One Board Position Open at Annual Meeting of the Members: Michelle Haneberg announced 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. **Note:** after the meeting adjourned, Susan Ridley, let the board know that she would run for the open position. Thank you Susan! Any others interested can still contact the board.

Invitation by Denae Bastian: we hope you will be able to join us at our “Annual Meeting of the Members” which will be on the fourth Tuesday in February - February 23rd at 7 pm in the Totem Falls Elementary Library.

Adjournment of Meeting: Denae Bastian thanked everyone for coming. The meeting was adjourned at 7:35 pm.