

**Meeting Minutes for Wednesday, January 21, 2015
Annual Meeting of the Members**

Board members present: Denae Bastian, Michelle Haneberg, and Shelley Logan

Homeowners in Attendance: Al & Barb Anderson, Sid Maietto, Steve Cleaves, Diane Hastings, Fred Desimone, Janet Church, Robbi Medak, Kelly Daylong, Chris Birchman, Gloria Woodcook, Leticia & Doug Holleman, Sharon Madsen, Mike Kumar, Chris & Shannon Harvill, Ric Newgard, Mike Gent, Ken Reimers, Yuhong Wang, Derek Brown, Karen Frost, Tricia Cooke, Carolyn Calderon, Sherry Cuddy, Andrew Whitman, Ken Krause, Sarah Fletcher, Bob Webeck, Jennifer Windau, Charmaine Gobel, Keri Newby, Lori Witucki, Jason Melton, Hugh Brody, Alan Sorensen, Phil Bastian, John Logan

The Annual Meeting of the Members was called to order at 7:10 pm by Denae Bastian after more chairs were set up for the unexpected number of homeowners. A quorum of 106 was verified with proxy statements and members present.

Michelle Haneberg shared the list of accomplishments for our HOA for 2014 as required by our governing documents.

Proxies were counted, and ballots were distributed to members who were in attendance. A total of 144 homeowners participated in the voting either in person or by proxy, exceeding the number needed for a quorum.

The votes were counted, and Michelle Haneberg was re-elected to the board. The 2015 Annual Budget and the Reserve Budget were ratified.

The proposed changes to our governing documents were explained, and time was provided for homeowners to ask questions and to sign proxy statements if they wished. Copies of the draft amendment were given to those who wished to see details.

The Annual Meeting of the Members was adjourned at 8:00 pm.

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The January Board Meeting was called to order by Denae Bastian at 8:03 pm. With all three board members in attendance, a quorum was established.

Shelley Logan moved that we accept the meeting minutes for the December 17, 2014 board meeting. Michelle Haneberg seconded the motion. The motion passed unanimously.

Shelley Logan presented the financial report:

77 homeowners have paid their dues so far for 2015.
Operating budget balance is \$36,439.75
Reserve allocation total is \$71,046.68

Expenses paid in December 2014:

Archey's Landscape monthly fee: \$3,285.00
Natural Concepts (waterfall maintenance): \$574.88
Silver Lake Water: \$93.70
Office supplies: \$122.07
Aynax: \$9.95
Website: \$5.00
Balance Forward from 2014 to 2015 operating budget: \$16,560.60

Michelle Haneberg made a motion to have an executive session prior to the next board meeting to discuss private matters relating to individual homeowners. Denaë seconded the motion; the motion passed unanimously.

Denaë Bastian made a motion to accept the fence replacement and reimbursement policy. Michelle Haneberg seconded it. The motion passed unanimously. The fence replacement and reimbursement policy is attached and made part of these minutes.

Denaë Bastian explained the proposed amendments to our governing documents which would allow first class US mail or email, in addition to hand delivery, when the board sends required notices to homeowners. The change would eliminate the requirement for certified mail/registered mail for required notices to homeowners and would add the option of email for those choosing that option. A summary of the changes would be posted on the HOA website with more details to follow as they become available. Copies of the full legal draft of the proposed amendments were handed out to those who wished to see them. Homeowners were made aware that the legal document was still a draft and needed more work. The purpose for the changes to our documents would not change, but the actual wording to align all of our governing documents with each other and with state law would change until we reached the final draft which would also be posted on the website when complete.

Shelley Logan moved that we hire individuals to deliver notices to homeowners if necessary as this would be less expensive than mailing to homeowners. Denaë Bastian seconded the motion. Discussion followed and it was suggested that the person(s) hired must be at least 18 years old, and the delivery would need to be made to an adult who lives in the home. The person receiving the notification might need to sign for it. The motion passed unanimously.

Denaë Bastian made a motion to approve the legal draft from Jim Jones regarding amendment changes involving the method for notifying homeowners via first class mail or email. Michelle Haneberg seconded the motion. Homeowners were made aware that we did

not have the final version yet, but that the 7 page draft gave a good idea of what the end product would be like. Jim Jones would continue with the document changes. The motion passed unanimously.

Fence update: the west side of Snohomish Cascade Drive to be finished by the end of the month. Work to begin on the east side of Snohomish Cascade Drive after that - starting at the south end and working back.

Footbridges update: Denae Bastian announced that Snohomish County had approved our plans for the repair of two of the footbridges and replacement of the third footbridge. Fish and Wildlife have the application and plans now and we are awaiting their approval.

Special Meeting of the Members: Denae Bastian announced the Special Meeting to be held on Wednesday, Feb. 18th at 7:00 pm in the Totem Falls Library to vote on allowing email or first class mail notification for required meetings and annual assessments. A short board meeting to follow. Board meetings continue to be the 3rd Wednesday each month.

January Board Meeting Adjourned at 8:35 pm.

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An Organizational Meeting of the Board was held on Friday, January 30th for the purpose of electing officers of the board for 2015. The results of this meeting were: Denae Bastian to remain as President, Michelle Haneberg to remain as Vice President, and Shelley Logan to remain as Secretary/Treasurer.