

March 18, 2015 Board Meeting Minutes

The meeting was called to order at 7:02 pm by Denae Bastian. Denae Bastian, Shelley Logan, and Michelle Haneberg were all in attendance, establishing a quorum.

Homeowners present were: Robbi Medak, Bob Roush, Chris Birchman, Karen Frost, Nancy Guthrie, Bob Cooke, Phil Bastian, Hugh Brody, Mike Kumar, and Doug and Ann Speer

Shelley Logan motioned to approve the minutes from the February board meeting. Denae Bastian seconded the motion. The motion carried unanimously.

A few minutes were spent with homeowners and other board members expressing gratitude for all of Shelley's hard work, enthusiasm, and effort over the past couple of years. She has worked very hard, and made a big difference in the appearance, feel, and unity of the neighborhood. She will truly be missed!

Shelley Logan gave the financial report:

Financial Report:

of Homeowners Dues Collected YTD: 279

Operating Budget Balance: \$65,292.28

Reserve Allocation Total: \$37,383.14

Expenses Paid Feb. 2015:

Archey's Landscape Monthly Maintenance: \$3,832.50

Landscape Extras (Archey's Landscape & Brad's Stump & Tree Removal): \$2,255.70

Silver Lake Water: \$151.45

Supplies: (Postage, Printing, etc.) \$15.68

Refund: \$25.00

Legal: \$1,100.00

Aynax: \$9.95

Fence: \$5,000.00

Reserve Allocation for Feb.: \$350.00

Transfer from Reserve for Fence = \$34,721.00

Michelle Haneberg made a motion to accept payment plans and to waive late fees for those discussed in executive session. Denae Bastian seconded the motion; the motion passed unanimously.

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

Denae Bastian announced the good news on the footbridges. We finally have all the permits necessary, and work should begin sometime in the later part of April. We will be replacing the southernmost bridge and repairing the other two bridges.

Shelley Logan reminded everyone that the county intends to begin road work on 141st ST SE and Cascade Dr SE sometime in April and the work will continue through the summer and fall. We are excited for this much needed work. All need to be cautious during this work to maintain safety.

Denae Bastian announced the waterfall is back on, and we are enjoying it.

Shelley Logan announced that work has begun on the fence on the east side of Sno-Cascade Drive.

Chris Birchman gave a safety presentation reminding homeowners to:

- a. remove any valuables from cars that are parked outside of their home.
- b. get to know your neighbors and watch out for each other and their property.
- c. create a phone tree with phone numbers of neighbors close by so neighbors can easily reach each other when needed.
- d. always lock the doors to your home.
- e. keep bright lights on at night, especially in backyards to deter crime.
- f. beware of vendors coming door to door.
- g. safeguard all firearms within your home.
- h. take care of your home and alarm systems.
- i. put your mail key on the ring with your car keys so that you don't accidentally leave your mail key in your box when driving to pick up your mail. We have seen mail keys left in the mail box inviting theft.

Chris reminded everyone of the idea of a Citizen's Patrol or Off Duty Police Patrol that may help to deter crime in our neighborhood.

Denae Bastian announced that the email authorization form was available for homeowners to sign. Phil Bastian explained the form. Homeowners were reminded

that If they want required notifications sent via US mail rather than email, they do not need to sign any form. If they prefer electronic notification, they need to sign the form. Many of those in attendance took the opportunity to sign the form during the meeting. We will be emailing the form out to those not in attendance.

Shelley Logan reminded homeowners of the plan for “a year of re-vision” that was explained at our February meeting. The vision of the board is to revise our governing documents. One of the desired revisions is an amendment regarding the percentage of votes needed for amending any of our governing documents. It is agreed that 75% is unreasonably high. Another goal is to modernize our documents to make them applicable to now and the future. We also want to align all of our documents with each other and with state law. Currently, there are many conflicts. Michelle added that because the current documents contradict themselves, there is greater confusion and greater need for legal assistance to sort through everything which ends up costing our HOA money. We want to minimize this. The board is looking for several homeowners to serve on a committee to evaluate changes that need to be made to our governing documents and changes that would be nice to make.

Denae Bastian asked homeowners to be prepared for gathering and signing more proxy statements this year. The next one planned is the one to bring down the number of votes required to make changes.

Michelle Haneberg asked homeowners if they would rather spend money allocated for landscaping on fences or use it on landscaping along Snohomish Cascade Drive. Those present gave the same answer as the group last month, and that was to put as much money as possible towards the fences so that the job gets done sooner. Homeowners preferred landscaping as the second priority.

Michelle Haneberg also announced that in addition to needing volunteers for the “re-vision” team, we are looking for volunteers to scan old HOA documents into the HOA Dropbox account. Many large boxes full of binders and other paper documents/communication have been handed from one board to another. If the documents are scanned electronically, most of the boxes can be eliminated and this board and future boards can more easily access the records.

Shelley Logan announced last month that she would be resigning at the March Board Meeting since she and her husband would be moving. She formalized her resignation at this meeting.

Denae Bastian nominated Ben Blankenship to take her place on the board. Michelle Haneberg seconded the nomination. The vote was unanimous in favor of appointing Ben to the board to finish out Shelley Logan's term.

A change in the date of the April board meeting was discussed with the board seeking input from homeowners. A final decision was not made, but will be emailed later and posted on "The Falls" website as well (<http://www.thefalls-schoa.com/>). Our May board meeting will still be on the third Wednesday.

Denae Bastian adjourned the meeting at 8:07 pm.