

## **April 22, 2015 Board Meeting Minutes**

Homeowners signed in. Bob Roush, Chris Birchman, and Bob Cook were in attendance.

Denae Bastian called the meeting to order at 7:00 pm. Denae introduced our new board member Ben Blankenship, and gave Ben a few minutes to tell us more about himself, his family, and his interests.

All three board members were in attendance, so a quorum was established.

**Motion:** a motion to approve the board meeting minutes for March 18, 2015 was made by Michelle Haneberg. Ben Blankenship seconded the motion; the motion passed unanimously.

The **Financial Report** was given by Ben Blankenship.

# of Homeowners Dues Collected YTD: 288

Operating Budget Balance: \$61,100.82

Reserve Allocation Total: \$37,384.09

### **Expenses Paid March 2015:**

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

Archey's Landscape Fence Debris Removal: \$164.25

PUD: \$77.16

Silver Lake Water: \$65.70

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

Refund: \$2.50

Tax Preparation: \$250.00

Aynax: \$9.95

Fence: \$0

Reserve Allocation for March: \$350.00

**Motion:** a motion to have an Executive Session prior to the next board meeting to discuss private matters relating to individual homeowners was made by Michelle Haneberg and seconded by Denae Bastian; the motion passed unanimously.

**Email Authorization Forms:** Michelle Haneberg spent a minute thanking those who have sent in their forms and reminding those who have not to please do so. The form can be found on the SCHOA website under the meeting notes section for the March board meeting. <http://www.thefalls-schoa.com/hoa-docs/meeting-notes/>. The form was also previously emailed to members.

**Neighborhood Garage Sale:** Ben Blankenship updated us on this event. It will be on May 1st and 2nd - Friday and Saturday. We have advertised on Craig's list and have posted signs at both entrances. Members are free to do any additional advertising they wish on their own. Bob Roush and Chris Birchman volunteered to help stabilize the signs at both entrances.

**Fence Construction Update** by Denae Bastian. More work has been done on the east side of Snohomish Cascade Drive and it looks great. We will wait until after "The Falls Garage Sale" to complete the work on the east side so that yards are not exposed during the period of extra traffic which we have invited into our neighborhood for this garage sale.

**Motion:** a motion was made by Denae Bastian that the definition for common fence be amended to include the fence that borders the pathways to the school from the interior of The Falls on the west side and the east side of the development, with the formal change being made to the "Common Fence Replacement and Reimbursement Policy" that is posted on our website. Michelle seconded the motion.

Some discussion followed. Hundreds of kids use these paths multiple times a day every day of the school year. It is our desire that this fence be kept in good repair which can best be ensured if the HOA is responsible for it. Bob Cooke mentioned that the school might be making some changes to the back pathway, so Denae Bastian will check with Mr. Cosgrove to find out the details.

After the discussion, the board voted and the motion passed unanimously.

**Footbridges:** the update was given by Ben Blankenship. Both the county and Fish & Wildlife have given their approval, however F & W has asked for one more site visit with the contractor before the project begins. That should happen very soon.

**Vandalism Update and Safety Ideas** by Ben Blankenship. During Spring Break, there was a lot of vandalism in The Falls, as well as in Gold Creek. The board has contacted the Citizen's Patrol to add "The Falls" to their list of neighborhoods to patrol. We have also taken pictures of the vandalism throughout The Falls to document the damage.

Several homeowners have expressed interest in having a neighborhood watch program with signs. The signs cost \$25 each, plus the cost of posts and installation. At one time, there were Block Watch signs along Snohomish Cascade Dr., but they were vandalized.

Bob Roush suggested forming a group of volunteers from members in our own HOA that would go in pairs and patrol the neighborhood. Chris Birchman offered to assist Bob with formulating the plan which will include time slots for volunteers to sign up for. As a retired police officer, Chris also offered to do some training with the volunteers before they get started. This group of member volunteers would be the eyes and ears of our development, calling 911 if they see or hear anything out of the ordinary or suspicious. The board gave support to Bob Roush's suggestion and will move forward with it. We hope that once word gets out that we are patrolling our neighborhood, we will not be such an easy target.

**Safety Tips from Chris Birchman** - Chris reminded us that burglars come out of hibernation when the weather warms up. Please always lock your vehicles. Do not leave anything inside them as windows can be quickly broken and items stolen. Be aware of your surroundings. Keep your eyes and ears open and know what is normal/usual in our neighborhood. Call 911 if you see or hear anything troublesome. Consider getting an alarm system that includes window alarms. Some phones have the capability of monitoring your home while you are away if you set up special cameras in

your home (not very expensive). Chris also suggested having one board meeting focused on increasing safety (of home, property, and self) and inviting an individual that is very experienced in this type of education to attend as a guest speaker and teach us. A summary of safety tips could be added to our website as well.

**Prevention of soap in the waterfall** by Michelle Haneberg. We have had very few occurrences this past year. To help keep the occurrence low, we will annually turn off the waterfall during spring break, during mid-winter break, periodically/randomly on weekends during the summer, for 4-5 days right after school lets out. We may also turn it off in October near Halloween. These are the times when soaping is most likely to occur. There was some discussion about getting a sign for the base of the waterfall discouraging bubbles in the waterfall, but this was decided against as for some, the sign may actually be an invitation. We ask homeowners to alert the board to additional times they think the waterfall may be at risk so that we can turn it off.

**Volunteer Opportunities** presented by Michelle Haneberg

1. Scan old HOA documents (non-sensitive material) so we do not have to store years worth of boxes and binders. We have one volunteer so far and need more.
2. Thank you to the volunteer who painted the south entrance sign to restore it after it was vandalised during spring break. The rest of the sign will be painted by additional volunteers mid-May.
3. Neighborhood Beautification Day on June 27 from 9 am to 12 noon. If you know of someone that could really use our help on this day, please contact the board. We would like to help with weeding, mowing, trimming, etc. for 1-2 of our members. We would also like teams to help with cleaning mailboxes. The board has the cleaner. If you have any other project ideas for this day, please let the board know.
4. Revision Team to work on improvements to our governing documents to make them consistent with each other and with state law, and to make them relevant to today and to the future.

**Next Board Meeting** Denaë Bastian announced that our May board meeting will be on Wednesday, May 20th (3rd Wed). The June meeting will be held on the 2nd Wednesday to avoid the extra cost of a custodian that would be incurred if we met on

the 3rd Wednesday. School ends June 13, and there are additional charges after that date.

**July and August Board Meetings** - Last summer, we met at the Silver Firs Fire Station. This year, Bob Roush has offered his home for our July and August board meetings. His offer was graciously accepted.

**Thank you's** were expressed by Denae Bastian for those in attendance, those who helped with the garage sale advertising, and those who have offered their ideas and their support.

**Meeting Adjourned** by Denae Bastian at 8:06 pm.