

## Meeting Minutes for November 10, 2016 SCHOA Board Meeting Held at 7 pm in the Totem Falls Elementary Library

Members present: Michelle Haneberg, Susan Ridley, Ben Blankenship, Bob Cooke, Robert Frandanisa, and Denae Bastian

Meeting called to order by Susan Ridley at 7:10 pm. Members welcomed.

Quorum established as all three board members were in attendance.

Motion made by Michelle and seconded by Susan to approve meeting minutes for September 29, 2016 Board Meeting: motion passed unanimously.

Financial Report (Ben Blankenship):

# of Members having paid dues YTD: 306, also one payment received for next year

Operating Budget Balance: \$27,541.76

Reserve Allocation Total: \$7,501.91

Expenses Paid September and October 2016

Archev's Landscape Monthly Maintenance: \$4,011.35 X 2

PUD: \$Paid in early Nov

Silver Lake Water: \$ Paid in early Nov

Fence Construction: \$16,921.25

Tree Removal \$2,525.40

Aynax: \$9.95 x 2

Transfer to Reserve: \$200.00

Financial Update: Michelle Haneberg informed members that the board, with the help of attorney Phil Bastian, was able to collect a good portion of back dues on one home and will be able to collect what they are owed on a second home that was in arrears.

Michelle Haneberg made a motion to approve payment plans/waive late fees as discussed in executive session prior to this meeting. 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 members. Motion seconded by Ben and passed by a vote of 3-0.

Robert Frandanisa asked about annual payments and late payments and how they work in our association. The current board tries to encourage people to pay, rather than punish for non-payment. A late fee is a last resort. Dues are set up as a yearly charge which members can choose to pay all at once in February, or in two installments paid in February and in July.

A Fence Update was given by Susan Ridley. We anticipate having the funds next year to complete all or almost all of the remaining common area fencing. The work will be done by Nice View Fence. We are really excited about this.

A Waterfall Update was given by Michelle Haneberg. The lining on the bottom of the pond is pulling away from the pond itself and water appears to be getting between the liner and the cement pond. Michelle has tried contacting multiple contractors but has only found one willing to consider this job. He is very busy right now but will have time to clean the pond and give us an estimate in January. The contractor suggested covering over the pond and not using it. This is an option. If we do this, we suspect it will cut down on soaping and on the expense of cleaning out the leaves twice a year. We would have the waterfall cycling, but just not have the pooling water in a pond. This is just an idea to consider at this point.

Neighborhood Safety Patrol - If you would like to be trained and take a 1 hour shift periodically, please let us know. We send people out in two's and in cars for added safety.

The Revision Team Report was given by Denae Bastian, who explained the diversity of the members of the group and how they are combining their ideas to improve our governing documents. She provided members present with typed examples of CC&R articles that the team has revised allowing them to see some of the potential changes. All changes will be voted on by the membership before being enacted.

Presentation of Draft 2017 Budget: Susan Ridley shared a draft of the budget for 2017. Comments from members are welcome as they work to create the final budget. At the January board meeting, the board will approve their final operating budget and their reserve statement for 2017. This adopted budget and reserve statement will again be presented at the annual meeting in 2017, where members will have a chance to ratify or reject the budgets approved by the board.

Our Next Board Meeting will be on Thursday, January 12, 2016 at 7 pm in the Totem Falls Library. All are welcome to attend.

Thank you for coming to tonight's meeting.

Meeting adjourned by Susan Ridley at 8:00 pm.