

SCHOA Board Meeting Minutes for Thursday, December 16, 2021, 7:00 pm

Members in attendance: Cathy and Ralph Porter, Matt Wear, Amy Panther, Ric Newgard, Mark Yocum, Diane Yocum, Jason Ross, Doug Craig, Denae Bastian, Jesse Villa, Jenny Li, Brett Yates, Tyler Bench, Jason Melton, Nicholas Eddy, Michael Cray, Brooke Bosler, Janice Wynn, Janna Rudolph, Nic Zevenbergen, board members Anthony Rudolph, Tami Zevenbergen, Michelle Haneberg

As all board members were present, there was a quorum and the meeting was called to order at 7:00. Michelle made a motion to accept the meeting minutes from the June 2020 zoom board meeting. Tami seconded and the motion passed 3-0.

Anthony gave a financial report:

**Financial Report:**

Checking Account: \$83,087.98

Savings Account: \$99,991.09

**Dues Status:**

3 Members 3 years or more overdue  
9 Members 2 years overdue  
2 Members between 1 and 2 years  
19 Members have not paid any part this year  
15 Members have made partial payments for 2021

**No meetings in 2021 (No updates)**

**Breakdown all costs for 2021**

\$63,206 spend in 2021 (Reported Inaccurately at the meeting)

*Corrected amount is \$72,135.92 spent in 2021, with an additional \$24,000 going to the reserves. Total of \$92,135.92.*

Reason it is lower than normal:

- o Reserve Study did not happen \$1400
- o Audits have not been done
- o Lower than usual Tree Cutting
- o No Meetings \$600-\$700 in room rental costs
- o Waterfall Maintenance \$0
- o No additional landscaping undertakings

### **Drafted Documents**

All work with Terry Leahy (3rd party, hired attorney) has been halted due to an email sent by Board Secretary, Michelle Haneberg insinuating the following: 1) Anthony and Tami are “operating in the dark”. 2) that he (Terry) is not authorized to do the work ‘we’ are requesting. 3) Two (2) of us are not Board members anymore because our terms have expired. 4) ‘We’ have refused for 2 years to hold an Annual Meeting Michelle Haneberg reached out to Terry Leahy, independently of and without any discussion with other Board Members. Terry requested that the board do their best to sort it out. (see email, with Terry Leahy response attached for the record)

The Board discussed specifics of the email with Michelle (with members present) and addressed the inaccuracies and concerns with her acting independently of the Board. Tami expressed an interest to address this openly, so that members would understand the challenges that ‘we’ have been working with and concern that there would be continued efforts to sabotage the project.

Michelle was provided an opportunity to respond; providing little comment and seemingly sticking with her position.

### **Follow-up on providing “Notice to Members of Meetings” (draft documents project)**

Much of the conflict among the board seems to be precipitated by a disagreement with the wording regarding “Notice to Members” in the documents draft. The board discussed (and described to members present) different variations of the wording in the draft; (a) original draft by Team and Phil Bastian (b) how the WA State Law reads (c) Terry Leahy’s recommendation (d) Board comment to address possible ambiguity between the three (a,b &c). (see emails attached for the record)

The original draft (prior to Leahy review) “frames the language in terms of a “may not” - a prohibition - but that is not what the Act States.(Leahy)”

The Board expressed an interest in using language that would most closely follow WA State law and the recommendation made to us by Terry Leahy, who specializes in this work. The point was made that “‘we’ should not base our documents off of preference, but on ease of use and on how the law actually reads and what is required”.

### **Annual Meeting Discussion**

The Board communicated with members its reasoning and motivation for holding the Annual Meeting in April vs. sooner. Given the work that needs to be done to hold the annual meeting and the Covid restrictions.

## **Town Hall schedule**

4 Town Hall meetings have been scheduled for homeowners to participate in the documents project; to review the drafted documents in a detailed presentation and to provide feedback to the Board as a 'final' drafted is developed.

## **2016 Amendment Filing**

The Board discussed moving forward in having the 2016 - 60% Amendment filed with the County (was not previously done) to support the current documents project. Michelle wasn't interested in spending money when we had an attorney who was willing to do it at no cost to the community. Tami indicated the lack of response from said attorney and expressed concerns in confidence as a lack thereof.

Anthony and Tami asked if it could be done in a timely manner, like two weeks. This was not thought to be the case, so the Board voted to move forward with having Terry Leahy help with the filing.

## **Open Board Positions/Elections**

The Board put a call out for interested volunteers to run for the Board. Homeowner; Jason Melton, expressed his interest in running for the Board. The Board has also had a couple interested parties reach out via email. Elections will take place during the Annual Meeting, scheduled for April