

SCHOA Board Meeting Minutes for Thursday, February 17, 2022, 7:00 pm

Members in attendance

In person: Janet Church, Anthony Rudolph, Ralph Porter, Nick Zevenbergen, Joy Paul, Ric Newgard, Monti Ackerman, Jason Melton

On zoom: Emily B, Denae Bastian, Amy Panther, Holly Buchanan, Katie and Jesse Villa, Cole Cohn

Meeting called to order at 7:02pm. Two of three board members (Anthony Rudolph and Janet Church) were in attendance so quorum was reached.

Welcomed new board member, Janet Church. She has been appointed by Anthony and Tami Zevenbergen until the annual meeting takes place on April 28, 2022. Janet introduced herself and members present welcomed her.

The meeting minutes for the December 16, 2021 Board Meeting via Zoom were not available. Anthony made a motion to table the approval of these minutes until the next meeting. It was seconded by Janet. The motion carried 2-0.

Financial Report:

Anthony presented the report from December 16, 2021- February 17, 2022.

	Financial Report		
	Dates: December 16, 2022- February 17, 2022		
Accounts	Amount		
Checking Account	\$69,576.58		
Savings Account	\$103,994.45		
Payee			
	December	January	February
Archeys Landscaping	\$ 4,347.00		\$ 4,802.40
Silver Lake Water		\$ 314.35	\$ 316.05
USPS (PO Box)		\$ 188.00	
PUD		\$ 184.09	\$ 152.59
Reserves		\$ 2,000.00	\$ 2,000.00
Leahy Legal Consulting		\$ 2,194.50	
Amazon		\$ 14.22	
Hodgings Bookkeeping			\$ 121.60
Income From Dues	\$ 175.00	\$ 2,599.50	\$ 400.00

Anthony told the membership that our Reserves Account is currently being underfunded, as recommended by the reserve study professional, by approximately \$300/month. SCHOA's landscaping company, Archey's Landscaping, rate will increase by \$5500 in 2022. Silver Lake Water will increase by at least \$2400 and there will be other inflationary costs. Because of these increases the budget for 2022 includes a \$25/year dues increase. This will generate \$7,750 of income to help offset some of these extra costs. Anthony made a motion to accept the budget (see below) as presented, Janet seconded the motion. The motion carried 2-0. The budget will now need to be sent out and presented to the community at the annual meeting in April for approval by the membership.

The dues statements will be sent out on February 18, 2022. In that statement the dues will be \$375/year as before but an explanation will be included letting the membership know that if the budget is ratified at the April meeting then the dues will be \$400/year and everyone will need to add that \$25.

Annual Meeting: April 28, 2022 at Totem Falls Elementary

Drafted Documents:

The new drafted documents are moving forward. There were some ideas generated through the Town Hall meetings as to what those members might want changed. The Board with some coordination with the documents revision committee will finalize the drafts to be voted on at the Annual Meeting.

The 2015 and 2016 amendments to the documents are ready to be signed and notarized so they can be filed with the county. The 2015 amendment pertains to having the ability to send formal communication via email with a member's consent (opt in) or to send communication via first class mail (instead of registered mail as stated in the documents). The 2016 amendment changes the percentage needed to ratify changes to the Declaration (CC&R's) from 75% approval to 60% approval of all members (60% of 310). The Bylaws and Articles of Incorporation need approval of 67% of a quorum (67% of 106) of the membership. These amendments were all voted on and passed by the membership previously but never filed with Snohomish County.

Open Board Positions:

All 3 board positions are open in April. We will start this new cycle by electing 3 new board members with different length terms so that not all Board members will rotate off the board at the same time. There will be a 1 year, a 2 year, and a 3 year term. Please submit your desire to run for the board to the board at boardforschoa@gmail.com by March 1st.

Open time for questions:

How are delinquent dues handled, by board or outside agency? Board handles delinquencies. Trying to work with homeowners, send emails, could put a lien on house. No outside agency involved to try to collect.

What's the process for running for the Board? Contact Board at boardforschoa@gmail.com. Board will discuss which year term the candidate would like to pursue, write up a short paragraph about yourself to let members know a bit about you.

Meeting was adjourned at 7:46pm

Respectfully submitted by Janet Church, Board secretary

Budgeted Income:

2022 Annual Assessment (310 x \$400)	\$124,000.00
Less: Unpaid Assessments (10 x \$400)	-\$4,000.00
Transfer Fees (10 x \$125)	\$1,250.00
	\$121,250.00

Budgeted Expenses:

Accounting Services	\$4,000.00
Banking Costs	\$90.00
Emergency Expenditures	\$1,500.00
Fence Repair	\$650.00
Insurance	\$4,500.00
Irrigation	\$350.00
Landscaping Extras	\$1,500.00
Landscape Maintenance (\$4750 x 12)	\$57,600.00
Legal Fees	\$10,000.00
Meeting Facility Rental	\$400.00
Monthly Reserve Allocation (\$2250 x 12)	\$27,000.00
Office Supplies	\$200.00
Printing and Postage	\$300.00
PUD	\$2,000.00
Secretary of State	\$10.00
Silver Lake Water	\$4,000.00
Tree Removal	\$4,500.00
USPS Post Office Box	\$200.00
Waterfall Maintenance	\$2,400.00
Website Expenses	\$50.00
	\$121,250.00

Raising Dues by \$25 per house would increase budget by \$7750