

Board meeting for April 4<sup>th</sup>, 2024...

Attendees: Ben Blankenship, Sheila Staples, Amy & Kevin Panther, Nate, Jason, Cole, Jesse Villa.

We kinda started the meeting at about 7:05. But we didn't have a vote to open the meeting. We approved the minutes.

Cole motioned to start meeting at 7:22pm, Nate seconded.

Cole showed YTD expenses report. Total expenses so far are \$39,258.20.

## OLD BUSINESS

Cole voted to remove the water vault topic from the agenda. Jason seconded it.

Cole will try to make having the waterfall inspected a priority for April. Jason is saying that we can consider:

- Northwest Pond & Landscape
- Avalon Aquatics

Jason said, the attorney thinks the documents are not ready to be voted on and recorded. Jason to follow up with attorney on discrepancy... In addition, WA Legislature Senate Bill 5796 (RCW), which goes into law Jun 6<sup>th</sup>, 2024, may complicate things. So, work to do there as well. Jason will follow up.

Jason will order "No Motorcycle" Signs for trail.

Cole motioned to Remove member noise complaint from agenda. Jason seconded.

Cole motioned to remove "Greenbelt Ivey" issue from agenda. Jason seconded.

Jason suggested that we hold the annual meeting in May.

Jesse Villa said he would be willing to join the board.

Board discussed holding the annual meeting on May 7<sup>th</sup>. Will check with school to make sure we can do that.

Cole motioned to remove fence staining from the agenda. Nate seconded.

## NEW BUSINESS

Member wants to remove a tree. They had an arborist look at a tree, and the tree is a threat to the member's home. Because of the current documents, we cannot approval removal of a tree. However, a certified arborist determines that the tree is a hazard, we will cannot fine the member for having the tree removed.

We discussed Archey's requested increase in billing. Jason suggested a step-wise increase over time... perhaps 3% per year for 4 years. Cole thinks that we should accept the rate increase.

We talked about having the unused water vaults capped, so that we don't have to have it backflow tested each year. Cole will look into how much a cap costs.

We need to get the fence repaired. It seems that every other fence post was set in concrete.

Cole motioned to adjourn the meeting at 8:57pm, nate Seconded.  
Meeting adjourned.