

September 5, 2024 SCHOA Board Meeting Minutes

Members present were Cole Cohn, Nate Holcomb, Denae Bastian, Holly Buchanan, Gordon Guthrie, Sam Grant, Rachel Edmon, Kelvin Miles, and _____ in person. Mike Kumar, Matthew Wear, and MeCo joined online for the meeting.

Meeting Called to Order by Cole Cohn at 7:07 pm

Quorum met with Cole Cohn, Nate Holcomb, and Denae Bastian in attendance.

Minutes of August 7, 2024 Annual Member Meeting- copies of the minutes were provided to members to read. Motion made to approve minutes. Motion Passed and Nate Holcomb, the Secretary/Treasurer, signed the minutes.

Financial Report:

(# of Homeowners YTD having made dues payment _____. Thank you, members!)

Operating Budget Balance on 9/3/24: \$139,003.89

Reserve Allocation Total on 8/30/2024: \$166,043.28

Expenses Paid from August 8 to September 5, 2024:

Archey's Landscape Monthly Maintenance: \$5,287.43

Landscaping Extras: none

Arner Tree Care: \$1,834.30, \$431.60, \$269.75

PUD: \$855.00, \$875.00

Silver Lake Water: \$0

Google One: \$109.29 (allows members to join board meetings online; allows storage)

Supplies: (Postage, Printing, etc.) \$73.00

Burleigh Law: \$0

Eckhardt Bookkeeping: \$0

Transfer to Reserves: \$2,000.00

No Motion was made to have an **Executive Session** prior to the next board meeting to discuss private matters relating to individual members.

Seconded: NA

Discussion: NA

Vote: _#_ in favor of motion: NA

Mailbox Repair and/or Replacement: Gordon Guthrie expanded on the topic of mailbox repair from our last meeting. Replacement costs per mailbox are ~\$2,500.00.

Of the 24 mailboxes in The Falls, Gordon felt most could be cleaned, primed, and painted. Some need repair. Most do not need to be replaced. He expressed the feeling that nice, clean, well-cared for mailboxes are a sign that people who live here care. Boy Scout Troop 91 has shown interest in cleaning some of the mailboxes as an Eagle Project. This will be pursued. We want a uniform color for the mailboxes. The board will look into this. Kelvin Miles, new to The Falls, indicated he may be able to help pressure wash some of the mailboxes. Holly Buchanan volunteered to trim the growth around mailboxes that need it if the member's consent.

Following the September meeting, the board learned of another family that took time to clean their mailbox to improve the appearance in their area. Thank you Buchanans.

Landscaping Committee: Denae Bastian, Karen Frost, and Linda Lillard have been meeting. They have taken pictures of the areas that need attention and are preparing a list ordered by those most in need for the board. The goal is to improve the Face of the Falls.

Lighting at the North Entrance:

Lighting at the South Entrance: Bids are still needed for South Entrance Lighting. Kelvin Miles suggested the County might help with lighting at the North Entrance of Cathcart and Snohomish Cascade Drive.

Waterfall Inspection and Cleaning: Still need to get bids

Repair and Staining of Common Fence: Bids still needed; Denae to research average length of life for fence posts. Nate Holcomb and Kelvin Miles are considering walking the common fence area together and marking where repair is needed.

Signs advertising HOA meetings: Members present discussed use of moveable signs to advertise SCHOA meetings. Two signs, one near the north entrance and one near the south entrance, were preferred. A request to have it out several days prior to the meeting was made. It was also suggested that the sign have bright colors to draw attention. Holly Buchanan offered to research options available. Denae Bastian made a motion to authorize the board to purchase two portable signs that could easily be stored and used monthly, not to exceed \$500. The motion was seconded, and then approved by all three board members.

Keeping our Website Up-to-date: Denae Bastian announced that Penni Johnson has agreed to help us update the website for The Falls. Thank you Penni!

Governing Documents Amendments: Efforts are continuing to determine what additions need to be made to our drafts of the governing documents that we are amending. The option to opt in or opt out of the WUICOA act disappears January 1, 2028, so we want the changes added now that we will need then.

Future SCHOA Meetings: All meetings from now through June will be held in the library at Totem Falls Elementary at 7 pm on the first Thursday of the month. The board discussed possible dates for our 2025 Annual Meeting. Our bylaws indicate we are to use the same month each year, so we are trying to determine what month works best. When it was held each January, it was dark and cold and we often could not reach quorum. March was tried several times. This year, it was moved to June. We need warm enough weather to go door-to-door to gather proxy statements to reach quorum. The months of March or April were suggested. The board will discuss this more.

Meeting adjourned: ____ pm

Thank you to those who were able to attend our September meeting, and thank you to those who shared their ideas and volunteered to help.

Minutes approved 10/3/2024 by the two board members present.

Signed by Secretary/Treasurer, Nate Holcomb _____, 10/3/2024