

November 14, 2019 - SCHOA Board Meeting Minutes

Meeting held at Totem Falls Elementary Library at 7 pm

Members in attendance were: Tami Zevenbergen, Anthony Rudolph, Michelle Haneberg, Darrell and Holly Buchanan, Mike and Candi Collins, Brett Yates, Denae Bastian, Phil Bastian, Tricia Cooke, Grace Jarchow, Justin Shaw

Meeting called to order at 7:06 pm. All three board members were in attendance, so a quorum was present.

Vote to accept/regent meeting minutes from Oct. 10, 2019 Meeting

- Two versions of the minutes were brought to the meeting, leaving the board unprepared to take a vote. Board members were not in agreement as to the content of the minutes and what should/should not be included
- Much discussion was had over meeting minutes and how they are handled.
- Consensus by homeowners was that the minutes should include detail, explaining how the board arrived at an action. Majority of the board agrees.
- No vote was taken on the meeting minutes for Oct. 10th, 2019 minutes.

Financial Report by Anthony Rudolph for October - November:

Checking account:	\$47,831.50
Reserve:	\$49,955.00
Archev's:	\$8686.12
PUD:	\$144.33
Armer Tree Care:	\$5443.90
Silver Lake Water:	\$71.00
Transfer to Reserves:	\$4000.00

A motion was made by Anthony Rudolph to accept payment plans/fee waivers as agreed to in executive session. Seconded by Tami and passed 3-0.

A motion was made by Michelle Haneberg to have an Executive Session prior to the next board meeting to discuss private matters relating to individual homeowners. Seconded by Anthony and passed 3-0.

Reserve Study Update

- John Brown with the Reserve Study Group was selected to conduct a Level I reserve study.
- Money is available from our landscaping and lighting funds to cover the \$1395 cost for the study.
- Hopefully the study will be fairly straightforward since we don't have large common elements or shared amenities.

Revision Team Update: Denae Bastian

- All three documents are complete and are being polished by the revision team. There are some minor wording changes and formatting needed before they are ready for homeowner review.
- There was much discussion over whether a vote at the annual meeting was feasible. The amount of "YES" votes needed to pass are 186 according to our current documents however,

the new state statute requires 208. The proxies should allow them to be held until enough votes are collected or 11 months as legally allowed.

Vote to research and hire a secondary attorney to review completed documents :

- Once documents are completed, the next step would be a secondary review by another attorney
- There was much discussion as to why this would or wouldn't be a good idea. The question was posed - "What would be the harm in doing so?" Outside of associated costs, no one in attendance expressed a downside to doing so. There were mixed opinions over it being money well spent.
- Phil Bastian suggested that we consider putting a spending "cap" on whatever attorney we decide to hire in an effort to control costs.
- The board has a desire to prepare the documents in a way that they will be accepted by a majority of homeowners.
- The board had mixed feelings as to whether or not a vote on this was required.
- The decision was made to continue research on secondary attorneys with the intent to hire a secondary attorney at a later meeting.

Vote to accept the revised Fine Schedule:

- In response to enforcement of current CC&R's, the board feels that it would be helpful to have a document outlining the fees that would accrue if a homeowner chooses not to address a violation of the CC&R's. (see proposed fine schedule)
- The goal is not to fine homeowners. The board would try to work with a homeowner personally first and give time to complete before enacting a fine.
- The board will not be policing the neighborhood but if there is a concern, homeowners should email the board of a violation.
- The motion was made to table the vote in order to make refinements suggested during discussion with homeowners.

Neighborhood Beautification: The homeowner who created a suggested a plan was not able to make the meeting. The topic will be discussed at a future meeting.

Entrance sign and lighting update:

- Both entrances to the Falls have lights that are out and need repairs to their electrical.
- There is rot behind the Falls sign as well as on the post. The "new" (2000) sign is still completely intact. It was installed over the very original sign and the original sign is what is rotting.
- The board has found a good solution to the sign repair, but still working on the best solution/vendor for the electrical. The board believes the projects should be one in the same due to the electrical being attached to the current sign.

Meeting Adjourned at 9:05 pm.