

Board Meeting Minutes

October 24th, 2023

Present: Destiny Hagest, Pat Olive, Richard Allard, Marv Harris, Dianne Bradford, Stan Harris, Barb Quick

Absent: Mike Haskett

- I. Call to order: 6:02pm
- II. Flag salute
- III. Board meeting protocol (Pat)
- IV. Member comments
 - A. Making sure new trees in the Memorial Garden are draught tolerant, since we're about to start paying for water
 - B. Potential liability concerns about opening up access to the Memorial Garden, we should check with insurance on this
 - C. Craft fair is approaching in a week and a half, reminder
- V. Approve Minutes of August 22, 2023 and September 26, 2023 – Destiny Hagest

[6:17pm] Motion 1: Pat moves that we accept the board meeting minutes from August 22nd and September 26 2023. Seconded by Richard. Unanimous. No discussion.

- VI. Treasurer's Report – Dianne Bradford
- VII. Committee, Board Member, Management Reports
 - A. President's Report – Patricia Olive
 1. Wildlife educational meeting
 - a) Having educational seminars with local subject matter experts
 - b) Colleen reports that this has come up in the events group
 2. Change November/December Meeting dates
 - a) Moving these to November 14th and 21st and December 12th and 19th

[6:30pm] Motion 2: Pat moves that we move these board meetings to November 14th and 21st and December 12th and 19th Seconded by Dianne. Unanimous. No discussion.

3. Billing cycle confusion
 - a) The last pump of the month after Tuesday goes to following month's bill. Pat proposes that we investigate creating billing cycle dates
 4. Audit company selection
 - a) Selecting a new CPA based on the proposals received by the board
 - b) Stan would like to review the proposals again
 - c) Board needs to vote on this as soon as possible
 - B. Architecture Report – Destiny Hagest
 1. New building permit for garage/shop approved for property on Westwind
 2. Unpermitted fence, compliance and architecture to coordinate
 3. Temporary power pole on Crestridge, Architecture committee to investigate

C. Compliance – Dianne Bradford

1. Unpermitted fence, currently being handled by architecture committee.
2. Compliance meetings have been canceled for the foreseeable future

D. Marina – Stan Harris

1. Nothing new to report, water shut off for the winter

E. HR topics – Barb Quick

1. Tentative agreement for maintenance foreman position
2. Announcing a position for a part-time office assistant

F. Parks & Rec – Barb Quick & Dianne Bradford

1. Wanagan update

- a) Barb had a phone meeting with one of our contractors, meeting with the other at the clubhouse tomorrow morning
- b) The one she met with today on the phone was the lower bid, he left some things off his bid. This contractor was referred to us by the engineer, and he is not licensed and bonded.
- c) We need to do a search of the L&I database to see if there are any judgements or complaints against them
- d) Both have after the first of the year start dates
- e) Destiny to solicit more bids from her network

2. Memory Garden update

- a) Installing a drip system, most supplies have been purchased already
- b) Removing diseased stumps from trees which have been removed
- c) Working on the garden group spigot, with plans for it to be installed by spring
- d) No current plans to replace memory garden sign

G. Roads and Stormwater – Marv Harris

1. Winterization has begun, trimming low-hanging trees on roadsides
2. Issue with large trucks in bioswales and right of ways
 - a) We usually post reminders about this in October
3. High school bus speeding, multiple calls have been made, next step is to contact superintendent or have sheriff come in for enforcement
4. Progress is being made on bioswale, might be another load of gravel

H. Water and Wastewater – Richard Allard

1. Waiting on the permit for the well so we can use the water
2. Plumbing issues with wastewater treatment plant, those are being resolved
3. Telemetry is installed, we'll need some training but it's fairly simple
4. Putting in meters, these have started but the weather is slowing things down. Residents will be notified in person and via SMS as these go in
5. Water committee meeting, there's a group doing a rate study for us to make sure we're collecting enough water to maintain our new water system. These updates are expected after the first of the year.
6. 10118 Steamboat Island Road: owners want to build a house there, but our water main will be right under their foundation. Richard is getting three bids on relocating that

[7:19pm] Motion 3: Pat moves that we hire Newman HOA CPAs to do our audit and taxes, not to exceed \$15,000, which is a change from our previous auditor. Seconded by Barb. Unanimous. No discussion.

VIII. New Business

[7:20pm] Motion 4: Pat moves that we go into executive session to discuss legal and personnel matters that have arisen. Seconded by Barb. Unanimous. No discussion.

IX. Executive Session

[8:25pm] Motion 5: Pat moves to move out of executive session and return to regular meeting. Seconded by Richard. Unanimous. No discussion.

[8:25pm] Motion 6: Pat moves to adjourn. Seconded by Richard. Unanimous. No discussion.

X. Adjournment