

Board Meeting Minutes

Day/Date/Time:	Saturday/December 8, 2018/9:30 AM
Location:	Bryan's House
Attendees:	Ted Foley, Stephanie Neurer, Bryan Nelson, Cassie Tompkins (CM Pro Services)
Excused:	Barry Shaffer
Members Present (#):	Connie Chapman
Called to Order:	9:42 AM
Called to Close:	11:30 AM
Duration:	1 hour, 48 minutes
Minutes Prepared By:	Stephanie Neurer, Secretary
Minutes Approved:	

Agenda

BOARD VOTED IN FAVOR (4 to 0) for the following action: Meeting minutes for November are approved.

Recurring Business:

1. Design Review(s)
2. Review Compliance Issues
3. Management Report
4. Gate Updates
5. Flooding
6. Picnic Tables
7. Tree Removal
8. Board Vacancy

New Business:

1. Landscaping

Recurring Business:

1. Design Review(s)

Exterior changes/modifications must go through the Design Review process

- DRC Guidelines (as stated in CCRs) currently do not exist
 - Survey being reviewed to collect member feedback
 - Design Review Document to be first priority with new board members

2. Review Compliance Issues

Issues with compliance notices, concerns from homeowners and special circumstances to discuss

3. Management Report

Cassie provides Management Report prior to each monthly meeting for discussion/approval

- November Management Report – Approved x3

4. Gate Updates

- Guardian to improve back gate with fencing/pedestrian gate and remove large rocks used to eliminate cars from driving around the side gate(s) – later in the year

5. Flooding

BOARD PREVIOUSLY APPROVED: Get DrainPro into the community ASAP the next time we get a heavy rain so they can research the flooding on 33rd

- Ted will let Cassie know next time the street is flooded

6. Picnic Tables

Bryan and Ted to build 4 more picnic tables

7. Tree Removal

Removal of a leaning tree past bridge

- Cassie to contact Department of Ecology – tree is in the wetland
- We can remove 3 or less trees, if more than 3 we need an arborist to give us a report

8. Board Vacancy

Need to appoint a member to fill a vacancy on the board until the next Annual Meeting

- Vote to not fill vacant position until the next Annual Meeting – Approved x3

9. Street Sign

10. Need a street sign where 31st Avenue turns into 293rd Street. Cassie ordered sign. Ted to install.

New Business:

1. Landscaping

Need to pay extra for moss out – Approved x3