

June 7, 2016 Page one of three
Board meeting minutes
In chronological order.

Meeting Agenda was presented - see attached

Following Board members present.
President Dave Meythaler - 2018
Secretary Stan Sinex - 2019
Jade Miller -2017
Jim Brandley - 2017
Rob Marks - 2019

Missing Board members:
Christian Mead Vice President – 2017
Charlene Lind Treasurer – resigning in June 2016

Also present.
Johan Giffard - Resident
C. Michael Kvistad – Everett Attorney with Anderson Hunter Law Firm, P.S.

Attending Member & Guest Business

C. Michael Kvistad presented information about his law firm and their clients that include over 20 Homeowners Associations. Mr. Kvistad left after his presentation.

Johan Giffard was again presenting his requests, per prior e-mail to the Board, about common area vegetation maintenance and trees bordering his property. The common area trees are now blocking his view of the lake and there are also dead trees that need to be removed. He believes that the value of his property has been diminished and he wants the ability to take action on the trees that block his view even if he must pay for it himself. He felt that legal action might be necessary against the HOA if it does not respond to his requests. Jade stated that we are trying to complete a tree policy that would address tree maintenance issues.

After Johan had made his remarks, Stan added that he wanted his certified letter added to the February minutes regarding the problems with common area trees bordering his property. This was approved.

Approval of Prior Minutes:

Prior meeting minutes of 5/5/2016 were reviewed and approved with some changes & additions and the desire to return to a template version that has been used before. Stan will contact Christian about the template. Christian Mead, former Secretary, was not present to add the February minutes.

Treasurer Report

There was no treasurer report due to Charlene's absence and her realization that she she does not have the time to again be the treasurer or serve on the Board. The Board voted to appoint existing Board member Rob Marks as interim Treasurer and make the necessary Bank changes to the HOA checking account.

Agenda Items for Discussion – Old Business

Property Lawsuit

The Board proposal to the Plaintiff for the payment of legal fees incurred during the adverse possession lawsuit was responded to by the Plaintiff's attorney, Mr. Burns. In general, it is a three year payment program that would total \$37, 557.60. This would pay for the Judgement awarded the Plaintiff's for their attorney fees. The Board approved the payment program with some clarifications to be delivered by our attorney.

Landscaping

Jade's report - Still picking up vegetation piles left by the work party. Grass cutting clarifications for summer months to help reduce costs and perhaps shift money to larger projects. New 2 yr. contract for maintenance by outside landscaper that will include more quality control measures and better map for work projects. Jim added that our storage shed roof was hit by large limb and there is a hole in the roof. Jim to evaluate and what materials we have on hand to fix it.

Garage Sale and Work Party

Better coordination of work projects was discussed briefly for next event

Vance Fence Approval

Jade – Approval completed.

Neglected House and Yard on 102nd

Action request letter was sent by the Board and homeowner responded with plan to address all our concerns by the end of Fall. Part of the work has been completed.

RV Street Parking on 33rd

No longer is a problem, vehicles moved.

Fishing by non-resident willing to pay

Fishman never responded.

Board Member Matrix of Responsibility (job assignments)

Approved with one change, Jim to respond to roofing requests.

Tree Policy

Rob Marks presented an alternative to the current Draft 6 Tree Policy. See attached, this alternative was offered. Rob's research included reviewing other HOA CC&R's. Sections A & B are from other HOA documents. Section C is designed for our HOA. Further discussion continued. Rob and Stan to continue to work on their guidelines for next meeting.

Agenda Items for Old Business

Non-Compliant Roof on 32nd DR SE

Homeowner did not seek approval for roof and a non-compliant Roof was installed. Homeowner stated that he gave the HOA roof requirements to the roofer and assumed he would follow them. Discussion included "intent" of homeowner in this case and the need to keep a consistent roof policy. It was decided to keep the policy consistent and a non-compliance letter was sent to homeowner.

Agreement was made to move the July meeting date to the 12th, due to the 4th of July Holiday.

Motion to adjourn was accepted and approved.