

Board Meeting Minutes 1/22/2022

Members present: Dave Bernardy, Roberta Piercy, Scott Fox, (new members) Dave Shellenbarger, Todd Albi

12:30 Meeting called to order and a quorum established
Zoom Meeting recorded

Election of Officers:

President- Dave Bernardy

Vice President-Dave Shellenbarger

Treasurer- Roberta Piercy

Secretary- Scott Fox

At-Large- Todd Albi

Motion: to elect officers was made by Scott Fox, 2nd Dave Shellenbarger. Vote passed 5-0

Electronic Voting

Roberta Piercy to look into electronic community voting via Survey Monkey. This method is used by other HOA's, is secure, private and valid.

Reserve Study

Scott Fox talked more about starting a reserve study and reserve account for our community protection. This conversation continued from our annual meeting. A reserve study is required by State Legislature RCW 64.38 to be performed on a HOA with significant assets.

Motion: was made by Scott to Hire Pacific Crest Inspections to complete a Level 1 reserve study estimated to be not more than \$2,500. 2nd Dave Shellenbarger. Motion passed 5-0. Contact will be made next week.

*Need to establish a line item for water was discussed and agreed

*Gravel Roads...Roberta and Scott to meet with Country Roads to walk the easements and discuss the bid. 2021 Board approved the gravel road construction with Country Roads after legal opinion stating SMCA is responsible for their maintenance.

*2022 Board members to sign bank documents at Whidbey Island Bank for SMCA

*2022 Budget needs to go to the community for approval by February 28th. Hoping to secure the gravel road quote and have an answer for establishing a reserve fund by this date. Dues increase will also be discussed prior to community vote.

*Financial audit; Inquiring professional audit with Northwest Bookkeeping in Oak Harbor

*Dave Bernardy to contact Vernon/Ji regarding tree issue

Next meeting February 11 at 4:00 pm. Future meeting days will be made at this meeting.

Motion to adjourn made by Scott Fox, 2nd Roberta Piercy Meeting adjourned 1:30

*Due to a community member complaint regarding this post-annual Board meeting, all motions above will be re-introduced at the February 11th Board meeting.