

Board Meeting December 1, 2016

Meeting call to order at 6:00 PM.

Board members in attendance: Bob McVicars, Jamie Eggink, Jen Enfield and Rick Pisani. John Purtell, and Maria Dezenberg absent. Guests: Bill Butler & Eric Lundin.

WEB Properties; Bill Butler and Eric Lundin:

1. Discussion of Reserve Study
 - A. Discuss about private streets for the repair and maintenance. How to get funds set aside for repairs in advance.
 - B. Splitting out Private from Public streets.
 - C. Set up individual accounts for future repairs for private streets and identify what streets need what funds for future repairs.
 - D. Break out the 40 private street homeowners.
2. Begin planning for annual meeting in January; confirm date of 1/19/2017
 - A. Annual meeting date set. Confirmed.
 - B. Discuss getting the 2017 Budget draft by the 15th of December.
 - C. Updated budget by January 2nd 2017 for Web for the annual meeting.
3. October Operating Statement
 - A. Notice for impending lean for homeowner close to \$1500.

Action Items:

Item No 1: Approval of November 3, 2016 minutes: Motion to approve by Jen, seconded by Jamie. Passed unanimously.

Item No 2: Discussion and approval of Amendment #1 to Rules and Regulations, Section B.2, Maintenance. Verbiage Change: Watering of all planted areas including grasses, trees, bushes and shrubs, must be sufficient to maintain a green appearance. These maintenance responsibilities apply to all planted areas regardless of slope of property. Grasses on level or mostly level lots may not exceed four (4) inches in length and on hillside lots, grasses may not exceed eight (8) inches in length. Jamie made motion to approve changes, seconded by Bob, Passed unanimously.

Item No 3: Discussion and approval of bid from M&M for sprinkler clock and valve solenoids for common area at Willapa and Lincoln; \$588.00. Motion was made by Rick to except the bid. Seconded by Jen. Passed unanimously.

Item No 4: Architectural Review Committee Action form and the contractor form were presented for review by the board. Tabled for further discussion.

Discussion Items:

Item No. 1: Report on Meeting with attorney on Nov. 29 regarding encroachments and steps to take next. Table for further discussion. tabled for further discussion.

Item No. 2: Final draft and implementation of infraction letters; Jamie. Board needs to agree on enforcement, forgiveness and process. Some items tabled for further discussion. Eric will handle putting the process in place and advice the board.

Item No. 3: Next Board meeting; Monday, December 29, 2017.

Bill and Eric left the meeting at 8:30 PM.

Information Only Items:

Item No. 1: New homes on Lincoln; Carrie Wurzburg will get the information we requested when she returns on 12/3.

Item No. 2: No action necessary regarding plowing of “upper Jordan” alley.

Item No. 3: Snow removal bid for private streets signed with C&C Yard Care.

Discussion about sidewalk- Mailbox areas to be cleared.

- a. Added the application of de-icer for mailbox area.
- b. Two-Inches or greater.
- c. One year contract.

Motion made by Jen to except these parameters for the snow removal of mailboxes. seconded by Jamie. Passed unanimously.

With no further business, meeting adjourned at 8:45 PM.