

**SECTOR 2A AT SNOHOMISH CASCADE ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS' MEETING**

**Tuesday, November 1, 2022**

*This meeting was on Zoom.*

**CALL TO ORDER / ROLL CALL**

1. Bill Steenis called the meeting to order at 7:01pm.
2. Board members present (Zoom conference) were Bill Steenis, Steven Yandl, Gary Hebert, and Chris Bartsch. Matt Hale and John Alleman were absent. This was a quorum for the board. Minutes recorded by Gary Hebert.
3. Stephen Potts was in attendance.

**REVIEW OF MINUTES FROM PREVIOUS MEETING**

1. The minutes of the October 2022 meeting were reviewed and unanimously approved.

**GENERAL BUSINESS**

1. Selection of Officers for 2022-2023 was deferred until next meeting when a greater number of board members could be present.
2. Tanya Edwards resigned from the board following the October 2022 meeting leaving a vacated position which can be filled by vote of the board.

**TREASURER'S REPORT – Presented by Steve Yandl**

1. Account status
  - a. Operations (checking): \$98,896.00
  - b. Operational reserve (money market): \$5,713.00
  - c. Reserve fund (long term reserve held in CD): \$16,947.00
2. We owe the reserve fund about \$30,875.00 at the end of the year that will be transferred into long term reserve.
3. We also have an unused property manager fund of \$31,135.00 from 2021-2022 budget cycle that will be transferred into long term reserve.
4. Budget preparation: Steve Yandl proposes that HOA dues be raised to an even \$600.00/annual. This increase will place the HOA at 95% funded for the forecasted reserve fund recommended by the auditors. The specific changes include a 5% increase on the Skinner maintenance contract, a \$1,000 increase on water, \$4,000 increase on common area repairs and approximately \$3,000 increase on operating reserve. The operating reserve will be renamed Tree cutting and other emergency expenses.

## **MAINTENANCE COMMITTEE REPORT – Presented by Bill Steenis**

1. Contracts with TruGreen and Skinner Landscaping have been agreed to but not yet signed. Both contracts have been approved by majority of HOA board members for signing and execution.
2. In response to an inquiry, Steve provided that small out of pocket expenses by board members would be quickly reimbursed once receipts of some sort were provided to the treasurer, provided those expenses were supported by a board action or were in support of a budget item.
3. Remediation of the former boat park boat toy area is complete with removal of the timbers and replanting of grass.
4. Sink hole was addressed at the 72<sup>nd</sup> Drive Tot Park. The hole has been filled and area reseeded.

## **ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by Bill Steenis**

1. Bill Steenis reported. Details mentioned below are tracked in Smartsheets.
2. [ACC Requests](#), approvals, and issues:
  - a. None.
3. [Rules violations](#):
  - a. Dubey (15222 67<sup>th</sup> Dr. SE). Yard not to standards. Excessive weeds in flowerbeds. Warning letter sent with 30-day expiration on or about November 6.
  - b. Le. (15431 70<sup>th</sup> Ave. SE) Yard not to standards. Excessive weeds in flowerbeds. Warning letter sent with 30-day expiration on or about November 6.
  - c. Lanphear. (6820 152<sup>nd</sup> St. SE) Yard not to standards. Excessive weeds in flowerbeds. Warning letter sent with 30-day expiration on or about November 6.
  - d. Saadi. (6912 150<sup>th</sup> Pl. SE) Yard not to standards. Excessive weeds in flowerbeds. Warning letter sent with 30-day expiration on or about November 6.
4. We've sent out 40 "friendly reminder letters" regarding waste bins visible from the street. So far, response has been very positive that folks get it. We'll make another walkthrough in mid-November and start issuing warnings.


## **OLD BUSINESS**

1. At the last meeting we discussed new neighbor gifts.
2. Gary has converted the initial draft design into a vector based format that can be used by commercial printing companies.
3. Board approved moving forward with purchase of 20 Yeti tumblers with Gold Creek Sector 2A graphics.
4. Gary to submit final designs for board review /approval before purchase.

## **NEW BUSINESS**

1. Gary and John briefly discussed Gold Creek Sector 2a welcome signs at the entrances to the neighborhood near the fire station on Sno. Cascade and the other entrance near Sno. Cascade and Puget Park. These would be simple printed aluminum signs with reflective coating mounted on 4x4 and a concrete footing. Total cost is estimated to be about \$300 to \$400 with labor provided by John and Gary.
  - a. Bill Steenis proposed alternate path for sign procurement. He recommends 24" X 24" industrial plastic construction printed signs from Signarama located at 196<sup>th</sup> Lynnwood, WA. Estimated cost for four signs (three for install & one for spare) is \$400
  - b. The board approved the purchase of signs & installation materials
    - i. Installation materials will be procured from local Lowes or Home Depot
  - c. Installation will be HOA board labor
2. Stephen Potts volunteered to join board. Voted by board and passed unanimously. Taking over Tanya Edward's recently vacated position on the board.

**MEETING ADJOURNED AT 7:42 PM**

  
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John Alleman, Secretary