

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

Tuesday, August 1, 2023

This meeting was on Zoom.

CALL TO ORDER / ROLL CALL

1. Board President, Chris Bartsch called the meeting to order at 7:00
2. Board members present (Zoom conference) were Chris Bartsch, Gary Hebert, Matt Hale, Stephen Potts, and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

1. The minutes of the June 2023 meeting were reviewed and unanimously approved. Note: There was no meeting held in July.

GENERAL BUSINESS

1. Election of New Officers and Committee Chairs.
 - a. Board members held a discussion of the HOA board officer duties and the need to elect board officers for the coming year
 - b. Steven Yandl moved that all existing board members and committee chairs maintain their roles and duties for an additional year. The motion was seconded and passed unanimously by the board.
 - c. Matt Hale clarified that the roles would remain in effect until June 2024
 - i. Chris Bartsch, will continue as President
 - ii. Steve Yandl, will continue as Vice President
 - iii. John Alleman, will continue as Chair of the Architectural Control Committee & Treasurer
 - iv. Gary Hebert, will continue as Secretary
 - v. Stephen Potts, will continue as Chair of the Maintenance Committee

TREASURER'S REPORT – Presented by Steve Yandl

1. Account Status (as of 7/31/2023) for July (all #'s rounded up to nearest 1\$).
 - a. Operations (Checking):
 - i. Beginning Balance: \$165,331.
 - ii. Ending Balance: \$155,540.
 - b. Operational Reserve (Money Market):
 - i. Beginning Balance: \$36,720.
 - ii. Ending Balance: \$36,721.

- c. Reserve Fund (long-term reserve held in CD):
 - i. Beginning Balance: \$16,949.
 - ii. Ending Balance: \$16,952.*

* Statements issue quarterly – the 2Q2023 statement is attached. As Steve discussed the CD has matured.

- 2. The 2023 annual assessment continues. As of 8/1/2023:
 - a. 98.8% (244/247) of annual assessments have been returned.
 - b. The total amount collected is \$149,132.
 - c. A total of 3 members have not paid in full. Liens have been filed for two of the delinquent members. There is an existing lien on file for the 3rd.
 - d. One member paid \$700 the day after the lien was filed and thus has an outstanding balance.
- 3. Remove Bill Steenis from the signature card for the bank accounts.
 - a. Steven Yandl briefed the board that Bill Steenis was no longer on the board and no longer had a duty or role that required his signature for HOA banking needs.
 - b. Steven Yandl made a motion to remove Bill Steenis from the bank signatory card.
 - c. The motion was seconded and passed unanimously by the attending board members.
- 4. We used \$40 to purchase gift for Bill Steenis in appreciation for 10+ years' service to the HOA which was crystal paperweight.
- 5. Jenderuss contract has increased its rates to service our account. Total year-over-year costs to the HOA are increasing with this service.
- 6. Waste Management, ongoing challenge to delete an account for the Tot Park.
- 7. Jean Edwards, sale, probable receipt of \$5,500.

MAINTENANCE COMMITTEE REPORT – Presented by Steve Potts

- 1. Irrigation system: Recommend creating an average cost to repair the system for the last five years and dedicate that amount for the 2024 budget year as a separate line item.
- 2. Stephen Potts points out that this represents a significant annual cost.
- 3. Matt Hale points out that the entire irrigation system is getting older, and we can expect costs to continue to rise.
- 4. Stephen Potts to investigate bids on replacing the irrigation system. This could be a multi-stage rollout. This could result in a special assessment.
- 5. Future projects
 - a. Ballpark: The ballfield is in need of more dirt and regular maintenance. An idea for a lower cost is to seed a good portion of the infield and only leave the base paths dirt.
 - b. Gravel replacement surrounding the ballpark: This area needs more gravel and borders put in place around the outer edges.

- c. Replacement of the wooden benches and picnic tables at both parks: The frames are in good condition, and it appears only the wood needs replacing. Unknown if this comes stained or not but should be able to save some money to complete the necessary work.
 - d. Power washing the parking lot at the boat park: This is an area where we recommend hiring a small business to complete the work. Very little chance of damage and is probably the most cost-efficient.
 - e. Replacing the railroad ties at both parks.
 - f. Replacing the mulch at the Boat Park: Again, hiring kids out of school is a great and affordable way to spread this.
 - g. Placing woodchips on both trails: a future project using a cheaper labor force.
 - h. Replacement of the play structure at the Tot Park: We need to start to budget and get an idea of what kind of equipment needs to be placed there.
 - i. Stephen Potts suggested we email the roughly 80% of residents that have email addresses in our records and put a call out for volunteers to help with projects.
 - j. Renovation of the center island near the boat park
6. Steve Yandl discussed the new chain link fence by the NW detention pond (along 67th Ave. SE). The fence is complete and the GC1 neighbors are expressing satisfaction with the selection of the fence materials
 7. Steve Yandl also discussed a dying poplar tree in the NE easement (near the Stout residence) that the HOA should have removed.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by Steve Yandl

1. ACC Requests, approvals, and issues for June-July 2023:
 - a. Caitlin and Paul Giberson, exterior paint request. Approved.
 - b. Shelly Morrison, exterior paint request. Approved.
 - c. Ahmad Asghar Cheema, fence addition. Approved.
 - d. Karl Duitsman, exterior paint request. Approved.
 - e. Stephen Miller, Janice Barrow, exterior paint request. Approved.
 - f. Tisha Brandt, pergola request. *Disapproved.*
2. Rules Violations for June-July 2023:
 - a. Several people are on the cusp of violations, but none to report this month

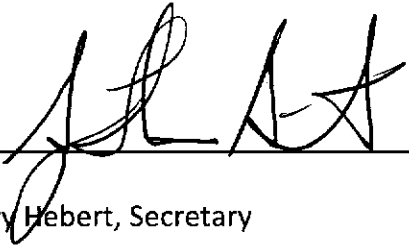
OLD BUSINESS

1. None

NEW BUSINESS

1. None

MEETING ADJOURNED AT 8:45 PM



Gary Hebert, Secretary