

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

Tuesday, April 2, 2024

Meeting held at the Yandl's (6921 158th St. SE).

CALL TO ORDER / ROLL CALL

1. Board President, Chris Bartsch called the meeting to order at 7:xx PM.
2. Board members present were Chris Bartsch, Matt Hale, John Alleman, Gary Hebert, and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

1. The minutes of the March 2024 meeting were reviewed and unanimously approved.

GENERAL BUSINESS

1. None

TREASURER'S REPORT – Presented by John Alleman

1. Account Status as of closing on 2/29/2024, for all accounts, numbers rounded up to nearest 1\$.
 - a. Operations (Checking):
 - 1). Statement attached.
 - 2). Beginning Balance: \$111,988.
 - 3). Ending Balance: \$132,003.
 - b. Operational Reserve (Money Market):
 - 1). Statement attached.
 - 2). Beginning Balance: \$103,744.
 - 3). Ending Balance: \$103,762.
 - c. Long Term Reserve Fund CD1 (Anniversary CD):
 - 1). Statement attached.
 - 2). Current Balance: \$17,127.
 - d. Long Term Reserve Fund CD2 (Celebration CD):
 - 1). Statement attached.
 - 2). Current Balance: \$31,514.
2. 2024 Expenditures:
 1. On 2/21, we moved \$31,000 from Operations (Checking) to Operational Reserve (Money Market) to what I thought was per the 2024 proposed

budget, but this was from the 2023 budget. The funds are just as liquid in the reserve account, so we'll leave them there until needed.

2. We paid \$707.20 to Skinner Landscape Service to apply Casoron to the ball field.
3. We collected a \$50 transfer fee for the sale of the Ryan house.
3. 2024 Assessment (as of 4/1/2024):
 1. The assessment details are here: [2024 Assessment Details](#)
 2. Thus far, \$147,476 has been collected from 235 residents (95.1% complete).
 3. There have been 17 electronic payments for the assessment. The \$15 service charge has turned away about 8 inquiries. We're likely done with electronic payments and we'll terminate the service before the end of April to end the \$25/month fixed fee.
 4. We will be sending out 60-day late invoices with +1% interest added to the 12 unpaid balances later this week (4/2 is the 60-day late date).

MAINTENANCE COMMITTEE REPORT – Presented by Matt Hale

1. xx

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

1. [ACC Requests](#) and approvals for March 2024:
 - a. Edwards (15217 72nd Dr. SE) requested to have their travel trailer in their driveway for a week for service. Variance approved.
 - b. Picardo (15132 72nd Dr. SE) requested to plant some new trees in the front yard. Approved.
 - c. Habib/Saied (15109 72nd Dr. SE) requested to remove a tree in the front yard. Approved.
 - d. Umetsu (15202 72nd Dr. SE) request to remove a tree and plant a new tree in the front yard. Approved.
2. [ACC Violations](#), for March 2024:
 - a. Goutham (15308 67th Dr. SE) was warned about holiday lights up on the exterior. Allowed 5 days to remove which expires on 4/4/2024.
 - b. Dubey/Tripathi (15222 67th Dr. SE) was warned about holiday lights up on the exterior. Allowed 5 days to remove which expires on 4/4/2024.
 - c. Laem (15417 67th Dr. SE) was warned about the garage doors being in an extreme state of disrepair in violation of CC&R 6.12. Because of the significant monetary cost involved, the ACC has granted a 12-month temporary variance to

remediate the issue. Justin Laem responded to the ACC and stated the garage doors will be replaced. The ACC will check back in May.

- d. Lanphear (6820 152nd St. SE) was warned about the roof and exterior paint being in an extreme state of disrepair in violation of CC&R 6.12. Because of the significant monetary cost involved, the ACC has granted a 12-month temporary variance to remediate the issue. Jan Lanphear responded that both issues will be resolved. The ACC will check back in May.
- e. Erickson (15712 67th Dr. SE) was warned about the roof and exterior paint being in an extreme state of disrepair in violation of CC&R 6.12. They had until Nov. 20 to resolve or respond to the noncompliance issue. Because of the significant monetary cost involved, the ACC has granted a 12-month temporary variance to remediate the issue. Exchanged emails with Kristen Honeycut (Bernard Erickson's daughter) and they will address both items on the house in the spring. The ACC follow up in May.
- f. Jameson (6816 154th St. SE) was warned about the roof and exterior paint being in an extreme state of disrepair in violation of CC&R 6.12. Because of the significant monetary cost involved, the ACC has granted a 12-month temporary variance to remediate the issue. Linda Jameson responded back that both issues would be resolved. The ACC will check back in May.

OLD BUSINESS

- 1. None

NEW BUSINESS

- 1. None

MEETING ADJOURNED AT 8:01 PM



John Alleman, For the Secretary