

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

Tuesday, August 6, 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 7:02 PM.
2. Board members present were Chris Bartsch, Gary Hebert, Matt Hale and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

None discussed.

TREASURER'S REPORT – Presented by John Alleman

1. Account Status as of closing on 7/31/2024, for all accounts, numbers rounded up to nearest 1\$.
 - a. Operations (Checking):
 - i. Beginning Balance: \$104,480.
 - ii. Ending Balance: \$86,426.
 - b. Operational Reserve (Money Market):
 - i. Beginning Balance: \$103,813.
 - ii. Ending Balance: \$103,831.
 - c. Long Term Reserve Fund CD1 (Anniversary CD):
 - i. Current Balance: \$17,315.
 - ii. Statements cut quarterly.
 - d. Long Term Reserve Fund CD2 (Celebration CD):
 - i. Current Balance: \$31,842.
 - ii. Statements cut quarterly.
2. July 2024 Notable Transactions:
 - a. We issued and sent the check for the repairs to the Tot Park play area border to Premier Solutions NW (\$5,711.41).
 - b. We issued and sent the check for irrigation system to Skinner Landscape Service (\$464.10).
 - c. We paid the first Trugreen bill of the year (\$629.68). Presumably, there is one more for the year.
 - d. We received the \$50.00 transfer fee for the sale of the Hughey house.

- e. We paid for the annual reserve analysis which occurred a bit earlier in the year than in past years (\$450.00).
 - f. All other expenditures were routine.
3. 2024 Assessment:
- a. The 2024 assessment is complete with no outstanding balances.
 - b. A total of \$149,274.36 has been collected, this consists of:
 - i. \$148,200.00 in the base assessment due (247 x \$600.00)
 - ii. \$252.18 in overdue payment interest. There were 29 members who paid late (paid past March 2).
 - iii. \$255.00 in card service fees (17 x \$15.00) for members that paid via credit card.
 - iv. \$567.18 in other amounts (\$50.00 transfer fee, \$475.00 fine, and \$42.18 in overpayments)
4. FY2025 Reserve Analysis:
- a. This year's reserve analysis was completed in July compared to near the end of the 4th quarter as in years past.
 - b. This was another Level III analysis which was essentially a paper review of our reserve contributions and projects accomplished in 2024. Next year will be a Level II analysis for the FY2026 report which will require an onsite visit by the reserve analyst (Joel Tax).
 - c. We stand at about 36.7% fully contributed which is in the "fair" category. Our last analysis was 31.8%, thus we are making forward progress.

MAINTENANCE COMMITTEE REPORT – Reported by Steve Potts

Steve Potts was not in attendance and submitted the report via email in advance of the meeting.

- The play area border timbers have been replaced at the Tot Park and look great.
- We should have the timber replacement at the Boat Park play area on our radar for 2025 budget.
- Skinner Landscape has finished with the reseeding project on the baseball fields. This included more seeding and adjustment of the newly added sprinklers as the grass is starting to come in. There might be a first mowing in a couple of weeks.
- Skinner is starting the next project of repairing and replacing the sprinkler system across the street from Boat Park. A locator service has been scheduled to mark all utilities and should be able to start in a week or so.
- Lastly, Skinner added some new bark to the area around the parking lot at Boat Park for free as thanks to the HOA board.

Items to consider going forward:

- Community event to add wood chips to trails. The trails are starting to get pretty rough because of soil deterioration and very large roots systems all throughout.

Steve P. asked Brian Skinner if he knew of a place we could some get woodchips for a low cost or free. We'll keep the board updated and see if there is any interest.

- The gravel around the Boat Park walk way is also in need of more rock. It's becoming harder to keep weeds under control because of the lack of rock.
- Board reviewed the Maintenance Committee Report and had no outstanding questions about the report
- Board recommends that Steve Potts get bids to have gravel applied to the Boat Park and bark applied to the common areas (Center Islands of Snohomish Cascade Dr.)

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

ACC Requests

- William and Victoria Buchanan, paint colors approved.
- Jay and Katie Birn, above ground pool approved.
- Ian and Eleece Griffin, Fence replacement approved.
- Matt Beales, Add studio outbuilding on lot, approved.
- William and Tanya Edwards, Trailer in driveway, discussion.
- Robert and Alison Challender, Costco pergola in back-yard, denied as described.
- Ian and Eleece Griffin, Flagpole, Parameters discussed.
- Doug and Kelly Gilbert, Paint colors approved.
- Danny Jung – AC location parameters approved.
- Tammy Tiede, Irrigation system approved.
- Vince Tse, New shed roof, Presidential TL approved.
- Chuck Vahldick, Paint colors approved.

CC&R Violations

- Ness complaint, Sallee vehicles – No violation.
- Blanchette, Boat storage, resolved.
- Reynolds, Boat storage, resolved.
- Bouanani, Weed situation on side yard, resolved.
- Justin Laem, Minor issue, dead arbor vitae shrubs along side yard.
- Hari Dubey, Was given until end of July to remedy poor landscape maintenance, not adequately addressed. A fine notice was sent to start in 5 days from the date of the letter.

OLD BUSINESS

Recruiting new board members

- The board needs to fill two open seats with the departure of Kyle Woods and the impending departure of Steve Potts.
- Matt Hale to follow up with several prospects

Matt Hale reported follow-on Actions from our Annual Meeting

- In response to feedback, the Snohomish County Sherriff's office was contacted to see about the use of a radar trailer to address traffic concerns along Snohomish Cascade Drive between 67th Drive SE and Puget Park Drive.
- In mid –June, the radar trailer was placed near the Boat Park. Officer Elizabeth Keck reported that overall, most of the speeding was within 5 mph over the speed limit. There were a few outliers, in the evening/early hours, where speeds were higher. Findings will be sent to the Motors Unit Sgt for further action if deemed necessary.
- It was requested that the radar trailer return in the future for additional reinforcement.
- In response to feedback, Public Works was contacted to evaluate crosswalk and cautionary park signage. The evaluation included all of the park/play spaces along Snohomish Cascade Drive, several of which are in Gold Creek 1.
 - The resulting action was the installation 5 park caution signs (yellow diamond with a teeter- totter silhouette) along the Drive.
- With regard to crosswalks, the county will not place new crosswalks without also installing the pedestrian beacons (flashing lights), as crosswalks create a false sense of safety. Those installations can cost between \$15-20k. The county often funds installations from grant money for which they apply.
 - Matt requested to be placed on a wait list for the installation of a crosswalk near the Boat Park across Snohomish Cascade Drive at 67th Drive SE.

Gary Hebert to send out letters and mugs to all new GCS2A home owners

NEW BUSINESS

None recorded

MEETING ADJOURNED AT 8:11 PM



John Allenman, For the Secretary