

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

Tuesday, December 6, 2022

This meeting was on Zoom.

CALL TO ORDER / ROLL CALL

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

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

1. Selection of Officers for 2022-2023 was discussed. The following appointments were made, which are effective immediately:
 - a. President: Chris Bartsch
 - b. Vice President: Bill Steenis
 - c. Secretary: Gary Hebert
 - d. Treasurer: John Alleman
 - e. Assistant Treasurer: Steve Yandl
 - f. Chair, Maintenance Committee: Steve Potts
 - g. Chair, Architectural Control Committee: John Alleman

TREASURER'S REPORT – Presented by Steve Yandl

1. Account status
 - a. Operations (checking): \$91,728
 - b. Operational reserve (money market): \$5,713.
 - c. Reserve fund (long term reserve held in CD): \$16,945.
2. We will transfer money into the reserve fund of about \$31,000 at the end of the year.
3. 2021 audit is in progress.
4. Reserve analysis remains outstanding. This will likely be about \$1,000 as this will also include a walkthrough of the common (association maintained) areas.

MAINTENANCE COMMITTEE REPORT – Presented by Matt Hale

1. David Divoky still has the key for the water at the boat park. This will need to be held by somebody on the maintenance committee.

2. Steve Yandl has the as built drawing for the irrigation system.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

1. We've sent out 55 "friendly reminder letters" regarding waste bins visible from the street. 10 have been converted into warning letters, and 5 fine letters of \$25 each have been sent. The response continues to be positive. We'll make another walkthrough in mid-December.
2. Details mentioned below are tracked in Smartsheets.
3. [ACC Requests](#), approvals, and issues:
 - a. Anderson (6826 152nd St. SE). Addition to fence along backyard side adjacent to Lanphear house. Approved.
 - b. Giberson (6809 154th St. SE). Addition of new walkways adjacent to the driveway. Not yet approved due to different surface requested.
4. [Rules violations](#):
 - a. Lanphear. (6820 152nd St. SE) Yard not to standards. Excessive weeds in flowerbeds.
 - i. Warning letter sent with 30-day expiration November 6.
 - ii. Following call with Jan Lanphear, extended to December 9.
 - b. Saadi (6912 150th Pl. SE). Yard not to standards.
 - i. Warning letter sent which expires December 16.
 - c. Paullin (15807 68th Ave. SE). Basketball hoop on sidewalk.
 - i. Friendly reminder letter sent on November 10.
 - ii. Warning letter sent on November 17.
 - iii. Gone as of November 28.
 - d. Carlson (15822 67th Dr. SE). Basketball hoop on sidewalk.
 - i. Friendly reminder letter sent on November 10.
 - ii. Warning letter sent on November 17.
 - e. Honeycutt (15728 67th Dr. SE). Basketball hoop on sidewalk.
 - i. Friendly reminder letter sent on November 10.
 - ii. Warning letter sent on November 17.
 - f. Grimsey & Kim (15111 69th Ave. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 6.
 - ii. Warning letter sent on November 10.
 - iii. Fine letter sent November 16.
 - iv. Email exchange with Ho Kim on November 27.
 - v. If not there on the next tour – we won't collect the fine.
 - g. Hayes (15916 68th Ave. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 6.
 - ii. Warning letter sent on November 10.
 - iii. Fine letter sent November 17.

- iv. No communication at all.
- h. Day (6724 158th St. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 6.
 - ii. Warning letter sent on November 10.
 - iii. Fine letter sent November 17.
 - iv. No communication at all.
- i. Smith (6808 156th St. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 6.
 - ii. Warning letter sent on November 10.
 - iii. Fine letter sent November 17.
 - iv. Asked Gary to talk to them.
- j. Bouanani (6802 156^{ht} St. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 6.
 - ii. Warning letter sent on November 10.
 - iii. Fine letter sent November 17.
 - iv. Ihab called on November 20. Will not collect the fine.
- k. Heydari & Yazdani (15115 68th Ave. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on November 10.
 - ii. Warning letter sent on November 17.
- l. Ryan (6924 150th Pl. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 6.
 - ii. Warning letter sent on November 10.
 - iii. We had a phone call with Carolyn on November 15 and we agreed on a location for the yard waste bin behind an arbor vitae.
- m. Moore (6715 152nd St. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 24.
 - ii. Warning letter sent on November 17.
 - iii. Email exchange with Jesse on November 30. We'll extend a few grace observations.
- n. Depinna (7007 153rd Pl. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 24.
 - ii. Warning letter sent on November 17.
- o. Berns (15330 72nd Dr. SE). Waste bins visible from the street.
 - i. Friendly reminder letter sent on October 24.
 - ii. Warning letter sent on November 17.
 - iii. Email exchange with Hunter on November 20. Issue resolved.
- p. Bauer (15019 72nd Dr. SE). Dilapidated vehicle in front yard.
 - i. Warning letter sent November 10.
 - ii. Fine letter sent November 17.
 - iii. Email exchange with Ben on November 20. Vehicle removed. Will not collect on fine.

OLD BUSINESS

1. John presented on behalf of Gary:
 - a. The new neighbor welcome gifts which are Yeti 10 oz. highball mugs with lids and have the Gold Creek logo on one side and the goldcreeksec2a.com domain printed on the other side. Mugs look great! Hats off to Gary for this. Total cost was about \$690 and will be funded by the transfer fee paid by the title companies to the HOA when closing a house sale in the neighborhood.
 - b. The 3 Gold Creek Sector 2a welcome signs which will be placed at the entrances to the neighborhood near the fire station on Sno. Cascade and the other entrance near Sno. Cascade and Puget Park. These are simple printed plastic signs to be mounted on 4x4 posts with a concrete footing. Total cost is estimated to be about \$300 to \$400 with labor provided by volunteers.

NEW BUSINESS

1. We discussed the 2023 budget and the need to raise dues to \$600 per homeowner for 2023. Intent is to keep up with inflation especially for landscape costs and insurance. Other considerations include building up the reserve, which is significantly underfunded and there are a variety of common area items which need to be addressed. The board unanimously approved the 2023 budget. The budget will be sent out before the end of December 2022 to be ratified by the membership.
2. As a reminder there will not be a January 2023 meeting.

MEETING ADJOURNED AT 8:28 PM



John Alleman, Secretary