

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

Tuesday, December 5, 2023

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 7:00 PM.
2. Board members present were Chris Bartsch, Matt Hale, John Alleman, Kyle Woods and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

1. The minutes of the November 2023 meeting were reviewed and unanimously approved.

GENERAL BUSINESS

1. None

TREASURER'S REPORT – Presented by John Alleman

1. Account Status (as of 11/30/2023) for November (all #'s rounded up to nearest 1\$).
 - a. Operations (Checking):
 - 1). Beginning Balance: \$90,404.
 - 2). Ending Balance: \$84,354.
 - b. Operational Reserve (Money Market):
 - 1). Beginning Balance: \$42,725.
 - 2). Ending Balance: \$42,726.
 - c. Long Term Reserve Fund CD1 (6 8 Flex Term CD):
 - 1). Beginning Balance: \$16,966 (as of 11/01)
 - 2). Current Balance: \$16,966 (as of 11/30 from bank website)
 - d. Long Term Reserve Fund CD2 (Celebration):
 - 1). Beginning Balance: \$30,875 (as of 11/01)
 - 2). Current Balance: \$30,875 (as of 11/30 from bank website)
2. 2023 Expenditures:
 - a. As of 12/1, we moved \$30,000 from Operations (checking) to Operational Reserve (Money Market) as voted upon at the last meeting. This transaction will be in the next treasurer's report.
 - b. We are on track to spend another \$5,000 to the end of 2023 and this should leave us about \$49,000 in checking.
3. 2022 Audit: Trying to get it scheduled.
4. 2024 Reserve Analysis: Connected with our reserve analyst via email. We should have the analysis next week.

MAINTENANCE COMMITTEE REPORT – Presented by Matt Hale

1. Steve Potts was unable to attend the meeting.
2. Matt stated that Steve Potts has been working Skinner Landscaping for maintenance priorities for 2024.
3. The board briefly discussed irrigation system replacement especially with regard to documentation of when repairs are affected on the various controllers and heads. Kyle suggested taking videos of the existing irrigation spray patterns or when the systems are replaced.
4. Steve Yandl found the information on the special sand-clay mix for the baseball fields. Our baseball field would require about 50 cubic yards (assuming 2 inches deep).
5. Kyle discussed an annual contract for tree removal if we feel like there's enough trees will remove throughout the year.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

1. ACC Requests, approvals, and issues for November 2023: None.
2. ACC Violations, for November 2023:
 - a. Seaward (15029 68th Ave. SE) was previously warned about a structure in violation of CC&R 6.2 (appears to be a tent-like structure for storing RVs) along the east side of the house. As of Nov. 22, the structure was still there, and they had not responded to the warning letter. They have been accruing a noncompliance charge of \$25/day as of Nov. 22.
 - b. Barrett (15104 68th Ave. SE) was previously warned about a structure in violation of CC&R 6.2 (appeared to be a tent-like structure for storing RVs) along the south side of the house. The structure was removed as of Nov. 15.
 - 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 said they'd check back in May 2024.
 - 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 said they'd check back in May 2024.
 - 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. Because of the non-response to the letter, they began accruing a \$25/day noncompliance fee as of Nov. 26.
 - 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 said they'd check back in May 2024.

- g. Reynolds (15612 72nd Ave. SE) was previously warned about trailers stored in the driveway. There has been a trailer in the driveway since at least Nov. 14 and they have been accruing a noncompliance charge of \$25/day as of Nov. 14.
- h. Hayes (15916 68th Ave. SE) had previously been assessed a noncompliance charge for two occasions of waste bins in the driveway. The Hayes' put up a new gate and fence to screen the waste bins and the ACC waived the noncompliance charges. Of note, this was a very unpleasant phone call with Patrick Hayes.

OLD BUSINESS

1. None.

NEW BUSINESS

1. Christmas decorations are coming up, Steve Yandl will contact Adam Riehl to see if he would like to volunteer to do the judging and place the signs in the awardee's yards.
2. We were contacted by MacPherson's Property Management and they provided an informal proposal for association management services. We likely wouldn't consider this until 2025, but this makes for a good benchmark.

MEETING ADJOURNED AT 8:01 PM



John Alleman, Acting Secretary