

**SECTOR 2A AT SNOHOMISH CASCADE ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
7PM TUESDAY February 6, 2024**

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

CALL TO ORDER / ROLL CALL

1. Board President, Matt Hale called the meeting to order at 7:05.
2. Board members present were Chris Bartsch, Matt Hale, John Alleman, Gary Hebert, Steve Potts, and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

1. The minutes of the December 2023 meeting were unanimously approved without change.

GENERAL BUSINESS

1. Preparation for the annual HOA meeting
 - a. Coordinate reserving the library at Totem Falls
 - i. Ensure the library space is available to reserve
 1. Matt will take point on contacting Totem Falls
 2. Cost estimate is based on historical rate of \$80-90
 - ii. Will require our insurance company to provide proper proof of insurance for the school
 - iii. Meeting is scheduled for first Tuesday in May
 - iv. Fall back plan may be Zoom only meeting
 - b. Ballots need to be mailed out by April 1st
 - i. Must include details of the meeting

TREASURER'S REPORT

1. Accounts as of closing on 1/31/2024, numbers rounded up to the nearest 1\$.
 - a. Operations (Checking):
 - i. Beginning Balance: \$48,952.
 - ii. Ending Balance: \$122,073.
 - b. Operational Reserve (Money Market):
 - i. Beginning Balance: \$72,731.
 - ii. Ending Balance: \$72,73.
 - c. Long Term Reserve Fund CD1 (6 8 Flex Term CD):
 - i. Amount taken from online value.
 - ii. Current Balance: \$16,977.

- d. Long Term Reserve Fund CD2 (Celebration):
 - i. Amount taken from online value.
 - ii. Current Balance: \$31,190.
2. 2023 Expenditures:
 - a. On 12/1, we moved \$30,000 from Operations (checking) to Operational Reserve (Money Market) as voted upon at the November meeting.
 - b. On January 19, the Long Term Reserve Fund CD1 (6 8 Flex Term CD) matured and we are in the process of rolling this into a 9-month CD at 4.50%.
3. 2022 Audit: Complete
 - a. No significant findings.
 - b. One journal entry correction re: debt cleared from sale of Edward's home in 2023. The final results and statements are posted on the website [2022 Financial Audit](#).
4. 2024 Reserve Analysis: Complete and posted to the website. [FY2024 Reserve Analysis](#) and [FY2024 Budget Projections](#)
5. 2024 Assessment:
 - a. All invoices and ballots have been sent out.
 - b. Thus far, \$79,245 collected from 131 residents (53% complete).
 - c. There have been 8 electronic payments for the assessment. The \$15 service charge has turned away about 8 inquiries.
6. 2024 Budget Ratification & Proxy results as of 1/31:
 - a. Budget: 99 yes, 3 no
 - b. Proxy: 89 yes, 12 no

MAINTENANCE COMMITTEE REPORT

1. We discussed the potential for harm from the treatments used by TruGreen which the association uses twice per year for weed control in the grassed common areas.
 - a. TruGreen uses 2,4-Dichlorophenoxyacetic acid which is a broad leaf weed killer. The EPA regulates herbicides and includes data on its website (<https://www.epa.gov/ingredients-used-pesticide-products/24-d>). From the EPA's summary, the material has low toxicity to humans and moderate toxicity to other mammals (this would include dogs).
 - b. Steve Potts asked how long the board has been using these type products. Steve Yandl responded that we have used these types of products the entire life of the HOA (since 1997).
 - c. According to TruGreen's own instructions, they recommend not allowing children or pets to be in the treated areas until after the material has had 15 minutes to dry and/or dissipate into the turf.

- d. Based on the available evidence and past experience, the board does not perceive there to be an unnecessary hazard from the use of this material.
2. Steve Potts proposes every 4th Sunday as a "community work" day to tackle community clean-ups or repairs
3. Matt Hale says that the materials for the infield are estimated to be around \$2,000.00
 - a. The estimate was received from Washington Rock (sells by the ton).
4. Caseron has been approved to be applied to the fence line and paths.

ARCHITECTURAL CONTROL COMMITTEE REPORT

1. ACC Requests and approvals for December 2023 & January 2024:
 - a. None.
2. ACC Violations, for December 2023 and January 2024:
 - 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. Exchanged emails with Tony Seaward on 2023-12-13. They're in receipt of the letter. They had inadvertently emailed "aac@goldcreeksec2a.com". Tony agreed to take the shelter down before the end of the year. The ACC agreed to waive any noncompliance charges. The structure was removed as of 2024-01-01.
 - b. 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 2024.
 - c. 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 2024.
 - d. 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.
 - e. 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 2024.

- f. Reynolds (15612 72nd Ave. SE) was previously warned about trailers stored in the driveway. There was a trailer in the driveway from Nov. 14 to Dec. 3 with a noncompliance assessment accrual of total of 19 days at \$25/day for a total of \$475.00. The noncompliance invoice was sent on Dec. 14. On 1/15 we sent a one-month overdue invoice for \$479.75 (1% per month interest). On Jan. 19 we received a check for \$1,075.00, presumably to cover both the 2024 assessment and the noncompliance assessment, which was originally \$475.00 as of 2023-12-14. The total due became of \$479.75 on 2024-01-14 when one month passed and 1% interest was applied to the unpaid balance. The check from Jill Reynolds was dated Jan. 14 (it appears to be a writeover for either Jan. 15 or a 16) and the envelope was postmarked on 2024-01-16.
- g. Jason Kim's house continues to degrade after the trees were removed. The ACC will contact Jason to raise awareness and get a plan in place to improve the yard.

OLD BUSINESS

None.

NEW BUSINESS

- 1. Mailbox Door Spring issues
 - a. Steve Yandl has sourced five sets of replacement hardware at a cost of \$72.00
- 2. Motorcycle riding on trails in the neighborhood
 - a. Monitor and evaluate the impact to the neighborhood

MEETING ADJOURNED AT 8:43 PM



John Alleman, Acting Secretary