

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

Tuesday, June 4, 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 7:05 PM.
2. Board members present were Chris Bartsch, John Alleman, Stephen Potts, Gary Hebert, and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

- Final ballot count was recorded by the Board Secretary. All candidates were approved with the necessary vote count
- Election of HOA Officers
 - All officers and committee leads will continue their current assignments into the 2024-2025 operating year
 - Steve Potts has indicated he will not go for another term after this current year and that new job responsibilities might limit his ability to do assigned HOA roles (maintenance committee) but he would continue to serve for the time being
 - The Board discussed how to attract and recruit potential new board members

TREASURER'S REPORT – Presented by John Alleman

1. Account Status as of closing on 5/31/2024, for all accounts, numbers rounded up to nearest 1\$.
 - a. Operations (Checking):
 - i. Beginning Balance: \$127,573.
 - ii. Ending Balance: \$107,024.
 - b. Operational Reserve (Money Market):
 - i. Beginning Balance: \$103,779.
 - ii. Ending Balance: \$103,796.
 - c. Long Term Reserve Fund CD1 (Anniversary CD):
 - i. Balance reported from 3/31. Statements cut quarterly.
 - ii. Current Balance: \$17,127.
 - d. Long Term Reserve Fund CD2 (Celebration CD):

- i. Balance reported from 3/31. Statements cut quarterly.
 - ii. Current Balance: \$31,514.
2. May 2024 Notable Transactions:
 - a. We paid Skinner Landscape Service, Inc. for 50% down on the Boat Park baseball infield renovation (\$14,405.11).
 - b. We paid A-BAT for annual backflow preventer tests (\$260.00).
 - c. We paid Keeny Tree, Inc. for additional stump grinding along Sno. Cascade (total \$2,486.25).
 - d. All other expenditures were routine.
 - e. All other deposits were routine or part of the 2024 assessment.
3. 2024 Assessment (as of 6/4/2024):
 - a. The assessment details are here: [2024 Assessment Details](#)
 - b. Thus far, \$148,012.24 has been collected from 245 members (98.8% complete), of this, \$192.06 is overdue interest collected. There is one member that has paid the \$600 assessment, but still owes accrued interest for late payment.
 - c. Two members have not paid any of the base assessment nor overdue interest.
 - d. One member owes back interest.

MAINTENANCE COMMITTEE REPORT – Presented by Steve Potts

- Steve Potts inspected the railroad ties for the tot playground and has determined that the ties need to be replaced. Steve has sourced two bids for the ties.
- Steve Potts coordinated with Skinner to bring additional dirt into the ball field before he applies grass seed to the new ball field in June.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

1. ACC Requests and approvals for May 2024:
 - a. Griffin (15128 72nd Dr SE) requested to paint their house exterior. Approved.
 - b. Alleman (15226 72nd Dr SE) requested to add a concrete pathway on the side of the house. Approved (by Steve Yandl).
 - c. Makary *15026 72nd Dr SE) requested to paint their house exterior. Approved.
 - d. Hale (7003 153rd Pl SE) request a variance to keep a travel trailer in their driveway May 23 – 26. Approved.
2. ACC Violations, for May 2024:
 - a. 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. Justin emailed to update he is getting estimates for the replacement in July/August.

- b. 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 checked in with an email in May but no response.
- c. 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. The roof has been replaced and preparations are underway for the house painting.
- d. 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 communicated that the roof will be replaced with CertainTeed Presidential TL. No details yet on painting.

OLD BUSINESS

1. Gary Hebert has welcome letters and welcome gifts for the recently sold/purchased homes
2. Matt contacted Snohomish County about deploying radar-speed trailers along roads within the HOA. The county has agreed to deploy resources in response to Matt's inquiry.

NEW BUSINESS

- None was recorded

MEETING ADJOURNED AT 8:07 PM



John Alleman, For the Secretary