

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

Tuesday, March 7, 2023

This meeting was on Zoom.

CALL TO ORDER / ROLL CALL

1. Board President, Chris Bartsch called the meeting to order at 7:05.
2. Board members present (Zoom conference) were Chris Bartsch, Matt Hale, Gary Hebert, Bill Steenis, Stephen Potts and Steve Yandl. This was a quorum for the board.
3. Residents present: Ralph Kouri, Kyle Woods

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

1. Chris expressed thanks for the installation of the GC HOA signs

TREASURER'S REPORT – Presented by Steve Yandl

1. Account Status (as of 2/28/2023).
 - a. Operations (Checking):
 1. Beginning Balance: \$159,831.
 2. Ending Balance: \$158,124.59.
 - b. Operational Reserve (Money Market)
 1. Beginning Balance: \$5,714.
 2. Ending Balance: \$36,715.
 3. Of note, we moved \$31,000 from checking into the money market account.
 - c. Reserve Fund (long term reserve held in CD)
 1. Beginning Balance: \$16,939.
 2. Ending Balance: \$16,940.
2. The 2023 annual assessment continues. As of 2/28/2023:
 1. 85.0% (210/247) of annual assessments have been returned.
 2. Amount collected is \$126,062.00.

3. The 2023 budget ratification and proxy award. As of 2/4/2023:
 1. 154 ballots returned.
 2. Budget: Yes = 143, No = 9. This constitutes greater than a majority of the membership and the budget is ratified.
 3. Proxy: Yes = 132, No = 28.

MAINTENANCE COMMITTEE REPORT – Presented by Steve Potts

1. Steve Potts plans a scheduled walk-through with Skinner
2. Steve Potts responded to Joan Wells request for assistance and did not see an obvious course of action for the HOA to take in the case.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by Steve Yandl

1. [ACC Requests](#), approvals, and issues:
 - a. Ahmad & Jawaid (15604 72nd Dr. SE). Add air conditioning/heat pump. Approved.
 - b. Bulatewicz (6929 158th St. SE). New exterior windows. Approved.
 - c. Weber (15107 68th Ave. SE). Variance to put a trailer in the driveway until March
 1. Approved.
 - d. Vahldick (15421 72nd Dr. SE). New roof. Approved.
2. [Rules violations](#):
 - a. No new violations.
 - b. The ACC will be back out to check on 3 outstanding waste bins warnings. These were:
 - i. Hayes (15916 68th Ave SE)
 - ii. Soha & Yazdani (15115 68th Ave SE)
 - iii. Granger (15817 67th Dr SE)
 3. The ACC will start walking around in in early March to ensure holiday decorations have been removed.
 4. The ACC walkabouts have not happened due to time constraints.
 5. We will also need to close back up on the yard not to standards at Lanphear (6820 152nd St. SE) but will wait until the weather is a bit warmer.

OLD BUSINESS

1. Steve and Shelley Gowen tree reimbursement
 - a. Chris called for comments on the proposed payment of \$630.00
 - b. Steve Yandl stressed that the existing HOA policy on tree removal would be the only operating procedure moving forward

- c. Matt Hale clarified that the board was voting to approve reimbursing the removal of two trees that appeared to be distressed in photos submitted by Pink Chainsaw
 - d. The final vote was three to follow our existing HOA policy and two to allow an exception to the existing HOA policy
 - i. Reimbursement was not approved
2. Reserve analysis projects discussion
- a. Steve Yandl proposed investment in the baseball field at the Boat Park
 - b. Gary Hebert and Stephen Potts suggested that the board should consider alternative usages for the baseball field as a long-term plan

NEW BUSINESS

- a. Stephen Potts asked if the board could meet in person now that Covid protocols have been relaxed
 - i. The motion was deferred pending location logistics
- b. Steve Yandl proposed that Kyle Woods be added to the Maintenance Committee
 - i. Motion was approved
- c. Stephen Potts will lead an evaluation of future project investments
 - i. Kyle Woods, Matt Hale, and Stephen Potts will collaborate on this effort and propose new project initiatives
- d. Ralph Kouri recommended that the board produce solar panel guidelines
 - i. Steve Yandl clarified that the board is legally bound to approve all solar panel requests
 - ii. The ACC has guidance re: solar panel placement in the [webpage FAQs](#) (FAQ #31).

MEETING ADJOURNED AT 8:16 PM

Gary Hebert

Gary Hebert, Secretary