

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

Tuesday, March 5, 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 7:00 PM.
2. Board members present were Chris Bartsch, Matt Hale, John Alleman, and Steve Yandl.
This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

1. None

TREASURER'S REPORT – Presented by John Alleman

1. Account Status (as of 2/29/2024) for February (all #'s rounded up to nearest 1\$).
 - a. Operations (Checking):
 - 1). Beginning Balance: \$122,073.
 - 2). Ending Balance: \$111,988.
 - b. Operational Reserve (Money Market):
 - 1). Beginning Balance: \$72,736.
 - 2). Ending Balance: \$103,744.
 - c. Long Term Reserve Fund CD1 (6 8 Flex Term CD):
 - 1). This CD matured on 1/19, and we rolled it into a new 9-month CD with the same account number and a higher interest rate. The next statement will be cut at the end of Q1.
 - 2). Current Balance: \$16,977 (as of 2/29 from bank website)
 - d. Long Term Reserve Fund CD2 (Celebration):
 - 1). The next statement will be cut at the end of Q1.
 - 2). Current Balance: \$31,930 (as of 2/29 from the bank website)
2. 2023 Expenditures:
 - a. On 2/21, we moved \$31,000 from Operations (Checking) to Operational Reserve (Money Market) per the 2024 proposed budget.
 - b. 2024 Assessment:
 - c. As of 2/29, a total of \$125,565 has been collected from 208 residents (84.2% complete).
 - d. There have been 16 electronic payments for the assessment. The \$15 service charge has turned away about 8 inquiries.

- e. The deadline for on-time payment is 3/2. We will send out 30-day late invoices with 1% interest added to the unpaid balances early next week.
- f. 2024 Budget Ratification & Proxy:
- g. Budget: 135 yes, 20 no. The 2024 budget has been ratified with > 50% majority vote by the membership.
- h. Proxy: 122 yes, 20 no.

MAINTENANCE COMMITTEE REPORT – Presented by Matt Hale

- 1. Steve Potts was unable to attend the meeting.
- 2. Matt presented the maintenance plan for 2024 that he and Steve Potts have put together (attached to the end of the minutes).
- 3. John reminded us that we have maintenance funds budgeted in the 2024 budget:
 - a. Common area repairs: \$10,000
 - b. Baseball field repairs/upgrade: \$8,000
 - c. Reserve analysis projects: \$32,000
- 4. Many of the new mailbox combined box units (CBUs) have broken return springs on the parcel doors. We have obtained 43 spring replacement kits from the CBU manufacturer and will start replacing them (38 of the kits were received as part of a warranty claim at no additional cost to the association).

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

- 1. ACC Requests, approvals, and issues for February 2024:
 - a. Coleman (15429 70th Ave. SE) requested to repaint their house. Approved.
 - b. Coleman (15429 70th Ave. SE) requested to add a driveway extension. Approved. This also required a variance to park his trailer on a gravel pad behind the gate – the variance was approved.
 - c. Coleman (15429 70th Ave. SE) requested to add new garage doors. Approved.
 - d. Sinha (15217 72nd DR. SE) requested to add a new shed in the backyard. Approved.
- 2. ACC Violations, for November 2023:
 - 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 2024.
 - 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 will check back in May 2024.
 - 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. Because of the significant monetary cost involved, the ACC has granted a 12-month temporary

variance to remediate the issue. The ACC has exchanged emails with Kristen Honeycut (Bernard Erickson's daughter) and they will address both items on the house in the spring. The ACC will follow up in 6 months on progress.

- 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 Jameson responded back that both issues would be resolved. The ACC will check back in May 2024.

OLD BUSINESS

1. The space for the annual meeting has been secured at the Totem Falls Elementary School library on Tuesday, May 7, 2024, at 7:00 PM.

NEW BUSINESS

1. Chris will email all current board members about their intentions to serve another term beginning in Jun 2024.

MEETING ADJOURNED AT 8:05 PM



John Alleman, Acting Secretary

2024 Maintenance Committee Intentions

Target: **Clean up Boat Park & Tot Park**

- Parking Lot, Tables & Benches, Play areas
- Ball Field, Landscaping

Approach: Volunteer work parties through the spring. Hire service where appropriate (ball field, landscaping). Use our upcoming ballot mailer to communicate intentions. Use our existing website to communicate volunteer opportunities. Engage in further discussion at our annual meeting.

Priority: High Timeline: Spring Cost: In work

Target: **Removal of approx 24 unhealthy trees along Snohomish-Cascade Drive**

Approach: Use a commercial service to remove unhealthy trees. Cost estimate will determine time to completion. If more than one year, plan will be driven by risk (tree health) and budget.

Priority: High-Med Timeline: Spring Cost: In work

Target: **Phased redesign and replacement of existing sprinkler system**

Approach: Assess sprinkler zones to determine whether to eliminate or replace. Where we agree to eliminate we would look to transition from grass to landscaped areas. Where we intend to keep grass, we would prioritize schedule based on likelihood of failure with the intent to replace each zone with above ground controllers and spray patterns away from the fences. This will be a multi-year project put out for competitive bid.

Priority: High-Med Timeline: Spring/Multi-year Cost: In work

Target: **Repair of failed parcel box (CBU) springs**

Approach: Use kits ordered by Steve Yandl to initiate repairs. Determine spring requirements to obtain off the shelf replacement parts for future/additional repairs. (Note: Recent efforts by John may tweak this plan.)

Priority: Med Timeline: Ongoing Cost: Nominal

Target: **Develop long term plan for enhanced multi-generational use of parks**

Approach: Collect input from home owners and park users for desired improvements. Develop comprehensive plan to determine finance approach (little each year within existing budget or special assessment). Use our upcoming ballot mailer to communicate intentions. Use our existing website to communicate approach/intent. Engage in further discussion at our annual meeting.

Priority: Med-Low Timeline: TBD Cost: TBD

Note: All plans/decisions are pending Board input and approval.

Potential Park Improvements

Simple picnic structures - 12.2-ft x 9.5-ft Wood Gazebo with Steel Roof (\$2K)



Future replacement Tot Lot play structure – Engineered climbing rock (\$7K)



Add outdoor fitness stations for all ages to both parks

- Instructional signage could connect the exercise between parks

