

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

Tuesday, May 2, 2023

This meeting was on Zoom.

CALL TO ORDER / ROLL CALL

1. Board President, Chris Bartsch called the meeting to order at 7:03.
2. Board members present (Zoom conference) were Chris Bartsch, Matt Hale, Gary Hebert, John Alleman, Stephen Potts, and Steve Yandl. This was a quorum for the board.

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

None to report

TREASURER'S REPORT – Presented by John Alleman

1. Account Status (as of 4/30/2023) for the month of April (all #'s rounded up to nearest 1\$).
 - a. Operations (Checking):
 - i. Beginning Balance: \$177,783.
 - ii. Ending Balance: \$176,432.
 - b. Operational Reserve (Money Market):
 - i. Beginning Balance: \$36,715.
 - ii. Ending Balance: \$36,715.
 - c. Reserve Fund (long-term reserve held in CD):
 - i. Beginning Balance: \$16,948.
 - ii. Ending Balance: \$16,950. (approximate – don't have the statement)
2. The 2023 annual assessment continues. As of 4/30/2023:
 - a. 97.6% (241/247) of annual assessments have been returned.
 - b. Amount collected is \$146,561.
 - c. 90-day late invoices will be sent out on 5/4 which will include a state-mandated boilerplate notice of delinquency per [RCW 64.38.100](#).
3. The 2023 budget ratification and proxy award. As of 4/30/2023:

- a. 161 ballots returned.
 - b. Budget: Yes = 147, No = 12. This constitutes greater than a majority of the membership and the budget is ratified.
 - c. Proxy: Yes = 136, No = 33.
4. In April 2023 we cut over our checking account with the bank from a residential account to a commercial account. This was in preparation for setting up a new sweeper account to accept electronic payments for assessments. We still need to cut over our money market and certificate of deposit (CD) accounts to our commercial account as well. Both Steve Yandl (Ass't Treasurer) and John Alleman (Treasurer) have access to the online interface to the new commercial account for checking.

MAINTENANCE COMMITTEE REPORT – Presented by Matt Hale

- 1. Stephen meeting with Skinner next week
- 2. Stephen will power wash equipment at the Boat Park
- 3. NW Detention Pond Fence
 - a. Matt Hale proposes that the HOA evaluate replacing/repairing the damaged fence with an entire section of chain link fencing. Cost and durability are considerations for this direction.
 - b. Stephen Potts will follow up with Town & Country to get pricing options

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

- 1. ACC Requests, approvals, and issues:
 - 1. Kim (7017 156th St SE) Tree removal in front yard. Approved.
 - 2. Heydari (15115 68th Ave SE) New fence. Approved.
 - 3. Picardo (15132 72nd Dr SE) Replace gate. Approved.
 - 4. Sinha (15217 72nd Dr SE) Fence replacement. Approved.
 - 5. Hale (7003 153rd Pl SE) Fence replacement. Approved.
 - 6. Vahldick (15421 72nd Dr SE) Remove shrubs in front yard. Approved.
- 2. Rules violations:
 - 1. Makary (15026 72nd Dr SE) Pavers were added to the front lawn periphery without ACC approval. No response from Max. Will need to reach out. Will likely grant a variance provided the stones do not become excessively even.
 - 2. Umetsu (15202 72nd Dr SE) RV in front of the house. Granted a variance until the end of day 5/2.
 - 3. We will also need to close back up on the yard, not to standards at Lanphear (6820 152nd St. SE).

OLD BUSINESS

- 1. Ballot Mailing Update

- a. Ballots have been mailed to all HOA residents
- b. Returns are being tallied in a Smartsheet form

NEW BUSINESS

1. Maintenance of land - HOA's north border & Puget Park Dr.
 - a. Chris proposes the HOA contact the county to see if there is an organization that we can work with to help maintain the "Berm" on the HOA's north border

MEETING ADJOURNED AT 8:14 PM

Gary Hebert

Gary Hebert, Secretary