

**SECTOR 2A AT SNOHOMISH CASCADE ASSOCIATION
MINUTES OF THE 2024 ANNUAL MEMBERSHIP MEETING**

Tuesday, May 7, 2024

Annual meeting of the HOA held at Totem Falls Elementary School Library

CALL TO ORDER / ROLL CALL

1. Board President, Chris Bartsch called the meeting to order at 7:01 PM.
2. Board members present were Chris Bartsch, Matt Hale, John Alleman, Stephen Potts, Gary Hebert, and Steve Yandl. This was a quorum for the board.
3. The Board did a quick round of introductions for the other members present.
4. Other association members present were Bill Steenis, M. Hebert and Tom Bulatewicz.

REVIEW OF MINUTES FROM PREVIOUS MEETING

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

GENERAL BUSINESS

The Board will continue to register ballots through May and will select officers at the regularly scheduled June Board of Directors' Meeting.

TREASURER'S REPORT – Presented by John Alleman

1. Account Status as of closing on 4/30/2024, for all accounts, numbers rounded up to nearest 1\$.
 - a. Operations (Checking):
 - 1) Beginning Balance: \$132,003
 - 2) Ending Balance: \$127,573
 - b. Operational Reserve (Money Market):
 - 1) Beginning Balance: \$103,762
 - 2) Ending Balance: \$103,779
 - c. Long Term Reserve Fund CD1 (Anniversary CD)
 - 1) Balance reported from 3/31. Statements cut quarterly.
 - 2) Current Balance: \$17,127
 - d. Long Term Reserve Fund CD2 (Celebration CD):
 - 1) Balance reported from 3/31. Statements cut quarterly
 - 2) Current Balance: \$31,514
1. April 2024 Notable Transactions:
 - a. We've paid Kenny Tree, Inc. for dead tree removal along Sno. Cascade and grinding of tree stumps.
 - b. We collected a \$50 transfer fee for the sale of the Miller house.
 - c. We collected a \$50 transfer fee for the sale of the Davelaar house.
 - d. All other expenditures were routine.

- e. All other deposits were routine or part of the 2024 assessment.
- 3. 2024 Assessment (as of 5/7/2024):
 - a. Thus far, \$147,394.24 has been collected from 243 residents (98.4% complete), of this, \$174.06 is overdue interest collected. There is one resident that has paid the \$600 assessment, but still owes accrued interest for late payment.
 - b. We terminated our electronic payment service through Elavon for the year in early April (this was per plan).
 - c. We have sent out 90-day late invoices with +1% interest added to the 3 unpaid balances today (5/2 was the 90-day late date). The letters included the state mandated language to warn homeowners about debt collection that could result in a lien being placed on their property. The lien fees have increased significantly for 2024. The fee to file is approximately \$493.50 and the release fee is approximately \$415.00. Together these will add approximately \$918.50 to any unpaid balance. We'll wait until mid-June before filing any liens.

MAINTENANCE COMMITTEE REPORT – Presented by Steve Potts

- 1. Skinner is planning to start the ballfield work on 5/13/2024
 - a. Scope of initial project:
 - 1) Remove the bases,
 - 2) Add new fill to raise the infield level with the remainder of the field,
 - 3) Till the new fill into the infield,
 - 4) Installation of new irrigation lines and heads, and
 - 5) Apply grass seed.
- 2. Kenny Tree removed the 8 unhealthy birch trees and ground 39 stumps that remained from a variety of other tree removals over the past 5 years.
- 3. Matt reported that we still have one remaining mailbox CBU parcel door spring to be replaced in the Northwest corner of the neighborhood.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Presented by John Alleman

- 1. ACC Requests and approvals for April 2024:
 - a. Edwards (15217 72nd Dr. SE) requested to have their travel trailer in their driveway for a week for service. Variance approved.
 - b. Dubey (15222 67th Dr. SE) requested a variance to keep two moving pods in the driveway while home repairs are underway. Approved.
 - c. Bartsch (7011 158th St. SE) requested to install an AC system. Approved.
 - d. Coleman (15429 70th Ave. SE) requested to install a shed in the backyard. Approved.
 - e. Edwards (15217 72nd Dr. SE) requested to extend their travel trailer in their driveway variance for two additional days. Variance approved.
 - f. Irion (7117 150th PL. SE) requested to paint their house exterior. Approved.
 - g. Valhdick (15421 72nd Dr. SE) requested to replace their garage doors. Approved.
- 2. ACC Violations, for April 2024:

- a. Goutham (15308 67th Dr. SE) was warned about holiday lights up on the exterior. They've been taken down. Resolved.
- b. Dubey/Tripathi (15222 67th Dr. SE) was warned about holiday lights up on the exterior. They've been taken down. Resolved.
- c. 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 which ends in November. Justin Laem responded to the ACC and stated the garage doors will be replaced. The ACC will check back in May.
- d. 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 which ends in November. Jan Lanphear responded that both issues will be resolved. The ACC will check back in May.
- e. 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 which ends in November. Exchanged emails with Kristen Honeycut (Bernard Erickson's daughter) and they will address both items on the house in the spring. The ACC follow up in May.
- f. 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 which ends in November. Linda Jameson responded back that both issues would be resolved. The ACC will check back in May.

OLD BUSINESS

1. Gary to draft welcome letters and welcome gifts for the recently sold/purchased homes.

NEW BUSINESS

1. M. Hebert asked if the Board could do anything to reduce speed throughout the neighborhood, especially along Sno. Cascade near the intersection with 67th Dr. SE
 - a. Bill reminded the Board of a project he started with the county to do a speed study on 72nd Drive as a prerequisite to installing traffic calming devices. This had happened right before COVID-19 and the project was not completed.
 - b. Matt Hale will take the lead on leading an investigation into examining solutions.

MEETING ADJOURNED AT 7:50 PM

A handwritten signature in purple ink, consisting of stylized, cursive letters that appear to be 'John Alleman'.

John Alleman, For the Secretary