

HOA Meeting Jan 15

Meeting called to order Jan 30, 2015 7:02 at Cascade Pizza in Sedro Woolley

1. The meeting began with a summary of the changes we are making to the CC&R, and why we are wanting to make them. Concern was raised by Susan Roughton over the board having authority to make special assessments. She felt it would be better to build the reserves and not allow for the special assessment. Matt Howry was against raising dues to build the reserve fund. After discussion it was agreed that it would be wise to build the reserve fund, with an attempt to do it without raising dues by having work groups and committees. A motion was made by Susan Roughton to increase the reserve to a minimum of \$10,000 over the next 3 years, seconded by James Norman. Passed.
2. We are still in talks with the city over taking over the retention pond. It is unlikely to ever happen. In the meantime, the new outflow was done, and the swale increased by the developers across Portobello, as they share the pond, and will share the responsibility for maintenance.
3. Update on Architecture committee. Copies of the letter from the architecture committee were given out. An additional copy will be mailed to home owners along with meeting notes of annual meeting.
4. Update on rules/regulations, collection policy, notice of violation and fines. A committee has written documents outlining the rules and expectation of homeowners and renters. The goal of this is to provide clear rules and expectations, along with the associated consequences of non-compliance.
5. Budget for 2014 and 2015. The year ended with \$6825.78 in the bank. This is on top of the \$5000 in reserves we are required to have. Our budget was \$8020 for 2014, and expenditures were \$7752.81.

Dues collected were \$8530.

Anticipated expenses for 2015:

Lawn care	\$6500
Insurance	\$1100
Postage and office supplies	\$400
Tax Prep	\$120
Miscellaneous (prune, repair, drainage))	\$2000
Total	\$10120

Dues \$110 x 96

\$10560

6. Vote in new board members/committee members where needed

Architecture committee

Meg Anderson (coachingyourdestiny@gmail.com)

Lonnie Humpal

Matt Howry

Initial lead Susan Roughton (4dogs2much@comcast.net)

Tamy Armstrong

Cindy Smith

Gilbert Deleen (turbohatch96@gmail.com); 360 421 4376

Toby Adams

Park and Drainage Committee

Lead – James Norman

Paul Haedt (pjhaedt@yahoo.com)

Matt Stevens (jimmylandinc@gmail.com; 360 421 9214 – preferred)

Gilbert Delean (drainage)

Jennifer Deleen

Matt Howry (helper, workgroup)

Josh Armstrong (JDARMS1240@live.com; 360 840 7510)

Joan Fagen (1244 Arrezo)

7. We will be building a website for Sauk Mountain. We need to have a central area for our documents, and contact information. The intention is NOT for this to be a source of communication, but rather a source of information, not just for homeowners, but also tenants or prospective buyers. James Norman has built a website previously and has offered to take this on. The group was comfortable with minutes, budget and all relevant documents being part of this site.

8. Update on homes across street/real estate assessment. Erik Pedersen was present to give us a review of the real estate situation. There are a large number of lots across the road owned by one person, who is selling them either as individual lots, or groups of lots, so it may or may not

be one developer that builds them. For our neighborhood, the market is looking much better every year for the past 3 years.

9. Vote to amend CCR and bylaws will be done by signing, rather than a verbal vote at the meeting, so it is in writing. Those in attendance were able to sign at the meeting. Since we need 70% vote we will continue to get signatures after the meeting. 32 signatures were attained at the meeting, not counting proxy votes. The plan is to not use the proxy votes if not needed, to make it “cleaner”.

10. Election of board members

Matt Howry, Secretary 360 422 3636 mdhowry@noble.org

Lonnie Humpal, Vice President 360 899 5449 lhumpal@yahoo.com

Bill Stevens co-treasurer(non-voting) 360 899 5854 wsteve047@comcast.net

Brittany Marsh co-treasurer (voting) 913 961 6457 bmarsh0617@gmail.com

Giles Little, president. 360 220 6915 gileslittle@gmail.com

Gilbert Delean, at large 360 421 3745

Meeting adjourned 8:15