



Board of Directors Meeting Minutes

November 16, 2021

A Special Meeting of the Board of Directors was held November 16, 2021, by Zoom.

Present were Board Members Sloan Clack, JK Morgan, Brenda Pearson, and Jordan Schenk. Also present were Debra Porter and Ashley Willey, HOA Community Solutions.

The meeting was called to order at 5:31 p.m. by President Sloan Clack.

Consent Agenda

The consent agenda includes items that are routine in nature and are adopted by one motion. Should the Board wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under New Business.

- Approval of October 19, 2021, Minutes
- Payment of \$1,120.26 to Americrete Fencing for additional work.
- Progress payment of \$19,105.84 from Reserves on 10/25/21, to Americrete fencing for Tanglewood, section 2, final less stain.
- Progress payment of \$19,219.90 from Reserves on 10/25/21, to Americrete fencing for South Pointe, section 1, installment 2.
- Final payment of \$5,664.00 from Reserves on 11/2/21, to Americrete Fencing for 166th to 168th staining.
- Final payment of \$19,801.29 from Reserves on 11/2/2021, to Americrete Fencing for South Pointe, Section 1, instalment 3.
- Final payment of \$6,040.00 from Reserves on 11/2/2021, to Americrete Fencing for Tanglewood, section 2, staining.
- Final payment of 9,608.00 from Reserves on 11/2/2021, to Americrete Fencing for 168th Street North Side, for staining.

Motion to approve the Consent Agenda as written made by Brenda Pearson, seconded by JK Morgan, and approved 4/0.

Motion made by Brenda Pearson and seconded by Jordan Schenk approve Tucci and Sons proposal of \$35,000 to rebuild The North Rim dispersion trench based on costs billed on a time and materials basis at cost plus 15%, plus tax, payable from the Operating fund. Approved 4/0.

Motion made by Brenda Pearson and seconded by JK Morgan to approve Americrete proposal of \$4,266.60 including tax to replace a broken panel and two posts, payable from the Reserves Fund. Approved 4/0.

Meadows Trail Fencing Responsibility was discussed. More research will be done.

The Sunrise Park Restroom door lock proposals were discussed. More research will be done.

Motion to move to Executive Session per RCW 64.38.05 (4) to discuss matters involving possible violations of the governing documents of the association, and matters involving the possible liability of an owner to the Association at 6:07 p.m. was made by Sloan Clack, seconded by JK Morgan, and approved 4/0.

Motion to reconvene Open Session at 6:25 p.m. was made by JK Morgan, seconded by Brenda Pearson and approved 4/0.

Motion to proceed with a Sheriff's sale in the matter of account 26345 made by Brenda Pearson, seconded by JK Morgan, and approved 4/0.

Motion to proceed with a Sheriff's sale in the matter of account 30388 made by Jordan Schenk, seconded by Sloan Clack and approved 4/0.

Motion to approve payment plan for account 28583 of \$200 per month, beginning November 2021. Late fees will be suspended if plan is kept. All waived fees will be added to the account if the owner defaults, made by Brenda Pearson, seconded by JK Morgan, and approved 4/0.

Postponed Items

President Sloan Clack adjourned the meeting at 6:29 p.m.

Approved:

Sloan Clack, President

Brenda Pearson, Secretary