

Glenhaven Lakes Club, Inc.

**664 Rainbow Drive
Sedro Woolley, WA 98284
Board of Directors Meeting
September 10th, 2018**

PRESENT: Beverly Crouter (President), Steve McCreight, Laura Lunsford(Secretary), John Hirsch, Bekki Dodd (Office Manager), Lori Hansen (Vice President) ABSENT: Steve Reynolds (Treasurer), excused

I Call to Order – 7:03pm

A. Open Forum:

1. New members Reed and America introduced themselves as new members of the community.
2. Community member Phillip Halstead present to make comments at our meeting, however according to our Attorney, he cannot address the Board of Directors, as a non lot owner in Glenhaven. Power granted to him states he can vote at an annual meeting with a proxy, according to our Attorney. —
3. Member Thomas Miles stated that he sent an e-mail to the Board, however, it was not received. Was informed of our new e-mail address. Concerns were brought up about the ability of members to vote at meetings, and other concerns sent in the e-mail. The Board will read and address the e-mail and respond accordingly to member.
4. Member Andre Brionez present to mention that he would like to see our water system take precedence over other Capital expenditures in the community.
5. Member John Major present to address the Board of Directors, and mention that our Bylaws state that Members can only vote at the Annual Meeting. Also mentioned that we have a prioritized list of Capital Projects.
6. Member Courtney Long present to address the Board to comment on the procedures of how voting in the community works, and wanted to clarify this.

B. Changes/Additions to Order of the Agenda

1. Proposal to move the last Open Forum to before the last Executive Session

C. Accept the Order of the Agenda

****Motion made by Steve McCreight, seconded by John Hirsch to accept the amended order of the Agenda, motion approved unanimously****

II Approval of Minutes

A. August 13th, 2018 Minutes

****Motion made by Lori Hansen to approve the minutes as amended, seconded by John Hirsch, motion passes unanimously****

Interview of Board Candidate, Courtney Long: Board addressed Courtney and asked questions of her pertaining to her experience and qualifications for Board Membership

****Motion made by John Hirsch to vote in Courtney Long as a new Board Member, seconded by McCreight, motion approved unanimously****

III General Reports

A. A & Z Report- Reviewed and discussed

B. Glenroads Report – No report submitted

C. Chair Report – Bev gave an update of all of the improvements that have been made in the community within the past year, including amenity improvements, new and positive relationships formed with local community organizations. A big thank you to staff and Board members for all of the hard work this past year.

D. Treasurer's Report

1. Balance Sheet – Reviewed and accepted

2. Monthly P & L Operations – Reviewed and accepted

3. Monthly P & L Water – Reviewed and accepted

4. Year to Date P & L Operations – Reviewed and accepted

5. Year to Date P & L Water – Reviewed and accepted

6. Reynolds Report – Reviewed and accepted

E. Office Manager's Report

1. Water Report – Reviewed and accepted

2. Operations Report – Reviewed and accepted

3. Enforcement – Reviewed and accepted

a. Approval of Fines

****Motion made by Steve McCreight to approve the fines as presented, seconded by John Hirsh, motion approved unanimously****

IV Correspondence

A. Neisinger e-mail: Discussed and reviewed correspondence regarding fines for lot maintenance. Bekki will follow up with member.

- B. Conlan request:** Discussed and reviewed request regarding maintenance of the GLC owned lot near the trailhead at Cedar lane. Bekki will follow up with lot owner about a plan moving forward.

V: Unfinished Business:

- A. Pool renovation information** – Reviewed and discussed. No updates.
- B. Tennis Court update-** Bev contacted Bellingham School District to gather information and contacts regarding who they have used in the past for their sport courts.
- C. A&Z Revisions-**Reviewed and discussed. Revised A&Z guidelines reviewed by all board members, and by our attorney. New Board member Courtney Long abstained from signing the Resolution until she can review the revised A&Z Guidelines.

VI: New Business:

- A. Fine Schedule update-**Discussion was had regarding updates or additions to our fine schedule. We will be consulting with our Attorney regarding this, and suggestions will be brought to our October meeting.
- B. Review GLC collection policy-**Discussed and reviewed. Will bring suggestions to the October meeting regarding updates to this policy.

VII: Action Items: None

VIII: Open Forum:

- A.** Member Andre Brionez mentioned possibly having copies of our Meeting Agenda here at our meeting for community members to have. They are now posted on our website for members to have access to. Member asked about the option of making monthly payments for water and dues, and mentioned that this is an option for community members. Member agreed that we need to update our fine schedule
- B.** Member Thomas Miles commented that our A&Z Guidelines may be listed as Covenants on our website, and that there appears to be a different procedure for updating or changing these. Concern was expressed regarding changes we made to our fee schedules. The GLC Board expressed that we are following our Bylaws, Covenants, and Restrictions properly, and have had our Attorney review any changes or updates we make to the A&Z Guidelines or Fee schedules. We will be following up and communicating with Member regarding the e-mail that was sent by him to the GLC Board.
- C.** Member John Major mentioned that our Covenants trump all other documents, and mentioned it would be a good idea to send notice to members regarding any changes to our fee schedules, which will be done. A suggestion was made to potentially place a lien on a property for a gross violation of our A&Z Guidelines.

****Motion made by Lori Hansen, seconded by Hirsch to enter into Executive Session, motion approved unanimously****

IX: Executive Session: Personnel and Legal issues were discussed.

****Motion made by Lori Hansen, seconded by Long to exit Executive Session, motion passes unanimously****

****Motion to adjourn meeting made by Lori Hansen, motion passes unanimously****

Meeting Adjourned at 9:48 pm.

Respectfully submitted by:

Laura Lunsford, Secretary