

Glenhaven Lakes Club, Inc.  
664 Rainbow Drive  
Sedro Woolley, WA 98284

Board of Directors Meeting  
Monday April 11, 2022 6:30 pm

**Present: (President) Courtney Long, (Secretary) Andi Zamora, (Treasurer) Erica Fifer, (Director) Bev Crouter, (Director) Steve Eakins**

- I. Call to order by Courtney Long at 6:35 pm. Quorum present; confirmed by Bekki Dodd. Andre is absent by excused absence.
  - A. Open Forum: none
  - B. Changes/Additions to the Order of the Agenda: none
  - C. Accept the Order of the Agenda
    1. Motion to accept order of agenda as amended made by Bev, second by Erica, approved unanimously
- II. Approval of Minutes
  - A. Change Tuesday to Monday for meeting date/time
  - B. Motion to approve minutes for March 14 meeting by Erica, second by Bev, approved unanimously
- III. General Reports:
  - A. A&Z Report: reviewed and accepted. No new members on the committee yet. Will be switching to twice monthly meetings for May-September. When AppFolio launches, they will be able to use the portal to communicate/share docs etc.
  - B. Glenroads Report: none
  - C. Chair Report: everything is moving along smoothly.
  - D. Treasurer's Report: reviewed 3 months of budget; YTD numbers are based on last year's budget because new budget has not yet been approved. Only items over were subscriptions due to AppFolio and supplies for water repairs; significantly under for employee costs, and slightly over for employee costs in general budget (Bekki says it has to do with the splits from 60/40 to 50/50) Everything else looks in order. Received all reports back from CPA and notice has been sent to members regarding new meeting date; includes 2021 actuals and 2022 proposed budget. Cannot send dues billing until the budget has been voted on; new meeting date is 4/18/22 at 6:30pm.
    1. Balance Sheet: reviewed and accepted.
    2. Operations: reviewed and accepted.
    3. Water: reviewed and accepted.
- IV. Other Reports
  - A. Water Report: reviewed and accepted.
  - B. Operations Report: Hired new maintenance guy; working with a bookkeeper through a temp agency to see how they work out (still half in QuickBooks and half in AppFolio so it's challenging but she is getting files in great shape)

- C. Compliance/Enforcement: reviewed and accepted. Steve has reached out to help unkempt lot owner and will have it cleaned up in about a month.
- V. Correspondence:
  - A. Member Declaration -- Steve Reynolds applied to be appointed to the board. After some discussion in executive session, a motion was made by Steve E. to table the decision until next month; second by Andi; motion passed.
- VI. Unfinished Business:
  - A. Annual meeting (reconvened) -- Addressed earlier during Treasurer's Report. Bev may not be able to attend but has already voted. Not necessary to give summary again; must have at least 3 board members present for quorum. Zoom link will be posted on website.
- VII. New Business:
  - A. Fence Permit Guideline Change -- most people applying to build a fence are doing so to keep a dog contained and a 4 foot fence often won't work, and many people don't have back yards to build a taller fence around. A&Z would like to update the guideline to 5 or 6 feet, with the caveat that County guidelines still apply (e.g. for yards on a corner lot). Original rationale for front fence height was for aesthetics, to prevent building a walled community. The board is considering asking community members for input through a Google survey, link posted to FB Hub and website and announced at reconvened annual meeting.
- VIII. Action Items:
  - A. none
- IX. Open Forum
  - A. Member lives on Beaver PI and has a concern about house across the street which has been vacant since December 2021; owner is not accepting mail and no forwarding address. Lots of garbage piled up and a window is open; worried about squatters getting in; emailed the office about it and the office has issued a violation letter; next step is to issue a fine. GLC cannot enter the property without permission; suggested next steps for members is to call the sheriff's office or health department or dept of ecology.
  - B. Member also lives on Beaver PI and also has a concern about this house; GLC shall have the right to enter a property that is vacant or unoccupied to maintain the appearance thereof. There is a process for that -- eventually we could and charge the member but we have to make quite a few attempts first. Please keep checking in as we follow the steps to elevate the complaint.
- X. Executive Session: none
- XI. Adjourned -- Motion to adjourn made by Steve, second by Andi, approved unanimously.  
Adjourned at 7:54 pm