

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

Board of Directors Meeting  
Monday May 9, 2022 6:30 pm

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

- I. Call to order by Courtney Long at 6:30 pm. Quorum present; confirmed by Bekki Dodd.
  - A. Open Forum: none
  - B. Changes/Additions to the Order of the Agenda: add Unfinished Business item to revisit the pool guest policy
  - C. Accept the Order of the Agenda
    1. Motion to accept order of agenda as amended made by Bev, second by Steve, approved unanimously
- II. Approval of Minutes
  - A. Scratch "short-term" from IV. B. Operations report about new maintenance guy.
  - B. Under V. A. change "re-appointed" to "appointed". Add last initials to Steve R. and Steve E. to clarify. Add "Courtney suggested that we move to Executive session" due to failure to record who made the motion to move to executive session.
  - C. Motion to approve minutes as amended for April 11 meeting by Bev, second by Erica, approved unanimously
- III. General Reports:
  - A. A&Z Report: no report due to meeting date
  - B. Glenroads Report: none
  - C. Chair Report: Courtney got on AppFolio today and paid my bill, checked out the site. Very excited to see how many other ways we can use that going forward! Thank you to Bekki and Jen and everyone who has been part of the transition -- so much extra time, work and attention has gone into it! Bekki -- There have been a LOT of emails about it; so far members have been patient, respectful and very nice about the transition! ! 7% of members have registered. Will post regular reminders to FB page periodically and add to next paper billing statement
  - D. Treasurer's Report: no report due to the transition to AppFolio; We were in good standing last month so we don't expect any issues.
    1. Balance Sheet: none
    2. Operations: none
    3. Water: none
- IV. Other Reports
  - A. Water Report: reviewed and accepted.
  - B. Operations Report: Courtney suggested. Maybe add details about plans in the works.
  - C. Compliance/Enforcement: reviewed and accepted. Re: Beaver PI – Letters sent, following procedure.

V. Correspondence:

- A. Member email (nuisance complaint) -- Board members responded by discussing our GLC governing documents requirement that we provide and maintain water to the community in line with the law; in order to do that, we need to have a place to dump soil while repairs are being made. This has long been an established spot for this use, and it is essential.
1. Board members are concerned about the line in the letter that the practice violates numerous regulations and policy and asked the member to elaborate on which regulations and policy we might be violating so we can address them specifically.
  2. Discussed suggestion to plant trees to act as a barrier and address the concern.
  3. Member): thanked the board for considering this issue and reiterated her concerns.
  4. Member letter (request) -- We will meet that request to read member declarations out loud.

VI. Unfinished Business:

- A. Member declaration -- Steve R. application for board of directors; he is not present (tried to log in but does not have sufficient service). Board members spoke about their opinions and position on the application. Motion to move to executive session to vote made by Andre, second by Andi; approved unanimously. 5 votes in favor, 1 abstain. Motion to return to open session made by Steve E., second by Bev, approved unanimously. Steve Reynolds was not appointed to the open board seat.
- B. Fence Permit Guideline Change -- Motion to amend A&Z fence guidelines as stated: "Change the fence height guidelines (guidelines #3 and #4) from 4 ft to 5 ft at the front property line from side to side and the side fences from 4 ft to 5 ft high from the front property line to minimum setback point of the lot" and "When replacing a fence of the same height and materials as originally permitted, no new A&Z permit is required." Made by Andre, second by Steve E.; approved unanimously.
- C. Pool Policy regarding guest use -- Aim is to provide equitable pool usage to all community members without overloading the use of community resources. Andi & Courtney will prepare a motion to update the pool use policy to be voted on at the next meeting.

VII. New Business:

- A. Board Declaration -- Gayle M.'s member declaration was read aloud.
- B. Member was asked questions by the board members. Andre spoke in support of Gayle; including that she has attended a lot of meetings. Motion to enter executive session to vote made by Andre, second by Steve E.; approved unanimously. Outcome of executive session was to appoint Gayle M. as a member of the board.
- C. A&Z -- Both A&Z members are interested in continuing to serve. Motion made by Andre, second by Steve E. to continue their appointments; approved unanimously. Encouraged attending members to apply to be on the A&Z.
- D. Set Board Goals -- Typically have a board retreat or work night to set some goals and update the vision statement. Set meeting for Monday May 23 6-7:30pm; Courtney will send out the Zoom link.

E. Vision Statement -- tabled until retreat.

VIII. Action Items:

A. none

IX. Open Forum

A. Member -- appreciates being heard about issues with Cedar lot. Reiterates that it is very challenging living next door to the lot. Eager to find solutions that don't impact the important work being done on the lot. Reminded by board to make a specific proposal that we can vote on. Encouraged to reach out to Peter as well to collaborate.

X. Executive Session: none

XI. Adjourned -- Motion to adjourn made by Andre, second by Steve, approved unanimously.

Adjourned at 9:02 pm