

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

Board of Directors Meeting
Tuesday February 15, 2022, 6:34 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 6:31 pm. Quorum present.
 - A. Open Forum:
 1. Member owns lot at end of Cedar Lane -- used by people to turn around, fishermen, etc, and gets lots of mud/potholes. Asked association to lay gravel around the cul de sac. Also, asked about planting a buffer along outside of fence.
 - a) Referred to County as it's in a county road. Should be done on own property.
 2. Member lives on E Alder/Glenhaven -- there was a ditch dug next to driveway by the county during the flood. Concerned about structural integrity of the hill; Is there a contact # for someone to contact about that? Referred to county. Also, wondering about tree trimming services to protect power line between pole and house. Reminder to check in with A&Z before you limb.
 3. Member concern about asking to vote without complete budget info, supports Budget, Does not believe there is ill intent. Asked when balance sheet and comparison will available. Concerns that responses to his post on social media including bullying, intimidating and offensive language. Asked board to have internal discussion about response on social media. Explanation was given regarding delayed budget comparison as well as guidelines were followed, and he was told he could file a grievance.
 - B. Changes/Additions to the Order of the Agenda:
 1. Add item #3 re: Cedar Lane storage site
 - C. Accept the Order of the Agenda
 1. Motion to accept order of agenda as amended made by Erica, second by Andi, approved unanimously
- II. Approval of Minutes
 - A. Error under new business that Bev made the motion; Courtney made the motion.
 - B. Motion to approve amended minutes for January 10 meeting by Bev, second by Erica, approved unanimously
- III. General Reports:
 - A. A&Z Report: none
 - B. Glenroads Report: none
 - C. Chair Report: Request that board members log in for board members 10 minutes prior to starting meeting to be sure all tech issues, etc. are worked out ahead of time :)
- IV. Treasurer's Report:
 - A. Balance Sheet: reviewed financials
 - B. Operations: reviewed financials
 - C. Water: reviewed financials
- V. Other Reports
 - A. Water Report: reviewed and accepted
 - B. Operations Report: reviewed and accepted

- C. Compliance/Enforcement: reviewed and accepted
- VI. Correspondence:
 - A. Letter to board regarding hearing--hearing is set.
- VII. Unfinished Business:
 - A. Building Moratorium -- met with WDM and we feel like the moratorium could be lifted. **Motion to approve lift the building moratorium made by Erica, second by Steve, approved unanimously.**
 - B. Truck Proposal --**Motion made to approve an amount not to exceed \$35,000 including tax and licensing to be split between the General Reserve and water reserve account for the purchase of a new service truck made by Steve, second by Bev. Four in favor; two opposed -- motion passes.**
 - C. Shed Motion Correction -- Was approved for general reserve but should have been split between general and water reserves. **Motion made to amend shed proposal to approve an amount not to exceed \$16,500 including adding gutters, to be paid from the general and water capital reserve accounts with a 40/60 split for the replacement of sheds made by Erica, second by Bev; approved unanimously.**
- VIII. New Business:
 - A. Annual Meeting -- reminder that this is a members meeting, not a board meeting, have responsibilities to carry out as described in the bylaws and follow prescribed agenda as described in 4.8.6 of bylaws; it is member driven.
 - B. Request to have MLK Day added to employee handbook. President recommends we also add Juneteenth (June 19) **Motion to add MLK Jr and Juneteenth to GLC employee handbook as holidays made by Andi, second by Andre; approved unanimously.**
 - C. Cedar Lane lot -- permit was approved by the county to use the lot to dump the dirt but it requires certain upgrades to the lot to be in compliance (we have already been given a warning on the alternate site). **Motion to approve an amount not to exceed \$5500 to be paid from the Water Reserve account to complete the work on the Cedar Lane Lot made by Bev, second by Andi, approved unanimously.**
- IX. Action Items:
 - A. none
- X. Open Forum
 - A. Member acknowledged that the 2021 budget is on the website; what's missing is the actual expenses. Asked if there is a way to let people know that the CPA has the financial information under review so that members know. Explained there is a plan in place to do that if the CPA isn't able to get the financial review for us. It hadn't been posted yet in hopes that it would be available to us; if it's not available by this week, alternative plans will be made.
 - B. Water dump site on Cedar Ln -- can members take dirt that is dumped there as fill for garden beds? Yes, as long as they contact the office first for approval. Not widely advertised because they are still working on getting the lot prepped and organizing how to distribute.
 - C. Lots of mail theft in the neighborhood -- has HOA considered investing in block of locking boxes? Yes, it has been looked into -- Mailboxes are individual homeowners' responsibility. Member encouraged to brainstorm with neighbors and bring a proposal to board for how the board can support them.
- XI. Executive Session: none
- XII. Adjourned -- Motion to adjourn made by Erica, second by Steve, approved unanimously. Adjourned at 8:03 pm