

# **CHA Board Meeting Minutes**

December 18, 2021

The Zoom board meeting was called to order by President Sam Stone at 10:02 am. Those in attendance were Sam Stone, Warren Walz and Kelly Gronholt. Also present were guests Janet Duncan and Phil Iancone, homeowner members .

The board meeting minutes from last meeting, Oct. 26, 2021, were approved by the board. They will be posted on the HOA website.

Sam did a presentation on the legislative changes to HOA laws (RCW 24.03) that will go into effect in the new year. There is a potential need for legal advice on the updates. Sam will consolidate potential changes that may affect out by-laws and incorporation by the state. It appears that the quorum numbers for annual meetings may need to change. A discussion will be held at the future meeting.

Warren presented the draft budget for 2022. There may be a need to add legal expenses for the changes to the by-laws. In regards to a class action law suit against Zoom, Warren stated that there would be no downside to agreeing to passively participate. As to the status of the audit of the HOA, Warren would check with Dave Hasse to make sure it was done before the annual meeting.

Sam reported on the landscaping. Two bids were submitted for pollarding the flowering plum trees. City Tree bid \$1893.12 and Earthworks bid was \$3699.20 It was decided to hold the bids until the next meeting. Sam would clarify with the companies as to their understanding of selective pruning and pollarding. It was discussed that neighbors may not do their own landscaping on the easement. It was noted that a few of the brick uprights still have pieces of fencing in them which still need to be removed.

As to neighborhood issues the nuisance property on San Juan is still an issue. Sam has contacted the city multiple times to address the unsanitary condition of the property with no response from the city. She will continue to call and email the city.

It was agreed that the board would post the dates of future board meetings on the website with instructions on how members could observe. It was agreed that the meetings would be held on Thursdays at 10am every other month, starting in February of 2022.

Future board action would involve reviewing Article IV, Section 7, term of office in the by-laws as a change maybe needed because of changes in the state law. Warren said that Attorney Doug Owens stated that the board may change the by-laws or the members

may. In the coming year the board will also work on a business plan.

The cover letter and ballot were approved for the annual meeting. Colored paper would be used for the ballot.

The meeting was adjourned at 11:02 am.