

HOA Bylaw Town Hall Meeting

November 11, 2023

Veterans Day

10:00am – 11:30am

Governance Committee members conducting the town hall: Mike Pierce, Ben Snyder, Alaine Schumann, Janis Snyder, Suzanne Fromme

Mike welcomed the audience and asked for Veterans in audience to stand or raise their hand. Round of applause was given in appreciation for those who have served.

Mike spoke of background and governing documents from 1962 that established Scott Lake as a HOA: Articles of Incorporation, Bylaws, Covenants. The Governance Committee's mission is to create legal, sustainable, and understandable governing documents by reviewing and updating them to ensure synchronization and compliance with federal law, Washington State Revised Code of Washington (RCWs), and county codes. The final documents will be voted on by the property owners after approval by the Board of Trustees and the SLMC attorney. This town hall is the first meeting to give community members the opportunity to ask questions and provide comments.

The following questions and comments were brought up.

- Concern raised about condition of some properties. Suggestion was made to send an email to the community for input to what expectations should be for compliance with HOA membership expectations.
 - The CCRs will have sections on expectations and compliance.
- Is there a preferred method to send feedback to the committee?
 - Send an email to the office to be forwarded to the committee.
- Explain more about the lien process. Giving a 5-day notice when not in compliance isn't enough time and should be a minimum of 2 weeks or even 1 month. Also 10-day notice should be longer.
 - Process used in the past was explained with thought of lien amount and cost effectiveness for filing on past due accounts. Liens are on file for 10 years then expire and are collected at time of property sale.
- Bylaws are too vague making it too hard to agree without knowing about other documents being revised. Concern about different compliance requirements being applied to different parts of the community. Concern about fines being used to increase the reserves.
 - Bylaws and Covenants will both be on the same ballot. Compliance will be equally applied to everyone in Scott Lake. There will be an opportunity to be heard for negotiating resolution. Current reserves are about 1/5 of estimated cost of water system replacement. Bylaws come after federal & state laws, articles of incorporation & give are the framework for the other governing documents.

- Concern about how long the revised document is and asked for a summary and references provided with links for RCWs, Roberts Rules of Order, Code of Conduct, voting requirements, etc. Concern that there wasn't enough time to review draft. Would have been helpful to have more people involved in the changes.
 - List of references with links can be developed and posted on SLMC website or Facebook.
- Prefers a separate document with references and links and a summary to explain what is in the rules. Glad there is something out for review because the more upfront we can be the better. Would be better if we had given both documents out at the same time to make it easier to understand what is in the draft.
 - Will be able to send both out together in the future.
- What is the strategy to get more than 50% turnout for a vote on new documents?
 - Getting the information out with town hall meetings. Have gotten attorney advice on how to extend the timeline for property owners to vote.
- Suggestion to get a page on website or Facebook to allow residents needing help to ask for assistance. This would help high school students needing to meet community service requirements for graduation and residents help with expenses.
 - This idea was well received. There are community services organizations that can help with expenses and the county has property tax reductions for income qualifying elderly residents. There is a counselor at Tumwater High School who may be able to help with coordinating students to residents.
- The community has still not recovered from the trauma with board take-over that occurred. Need a process in place for guard rails so everyone gets the same information at the same time.
 - Comments were acknowledged.
- Are HOA fees being used for the water system. Are HOA fees paid monthly, yearly? Can old bylaws and CCRs be grandfathered in a court case?
 - HOA fees are different than water. Fees are included in the monthly bill. An attorney would need to be consulted before answering a question about grandfathering.

There were no more questions or comments from the audience. They were thanked for coming and the meeting was adjourned.