

Date: February 16, 2017

Time: 7:00 pm – 8:58 pm

Board Members Present: David Peeler, Elizabeth Reitz, David Tracy, Tracy Miller, Heather Highmiller – Joyce North arrived late

Absent Members: Nathan Reitz, Daryl Hirschhorn, Cathy Hirschhorn

Meeting Summary:

(1) Draft minutes from last month's meeting was reviewed and with a few changes was approved. (2) Monthly and year-end financial reports was reviewed and approved. (3) Current bills were reviewed and approved for payment. (4) Correspondence included a letter from Erica Conner regarding the Wellness Group she attempted to start up. There was low attendance at initial meeting and has delayed the monthly meeting plan. (5) Black Hills Inc. informed clients that their services have expanded to include plumbing. (6) A Notice of Trustee's sale was received for 2640 114th Avenue – auction will be May 12, 2017. (7) Southgate Fencing drawing received for propane tank fence extension. (8) A renewal form was received for Bulk Mailing. Board decided to renew permit.

Guest comments:

(1) Jerry Reed nearly slid off end of 123rd Avenue during snow storm as asked if guard rails could be installed. Thurston County Public Works does not install guard rails. (2) Jerry Reed was pleased about progress of mobile home on Bona Vista. Renters have vacated and the owner has begun cleanup of the property. Stolen propane tanks were found inside and brought to the community center to attempt to locate the owners. (3) Ed Pester reported the park signs that were vandalized and replaced are now well lit and proposed adding cameras to the park for security. The board discussed and passed a motion to approve up to \$1,000 purchase of security cameras. (4) Ed Pester suggested rings for the docks that would allow upward movement during flooding and allow residents to use the docks all year long. (5) There is concern that the wood on foot bridge have been under water and may need replaced. Joyce North said the soil on the banks of the footbridge may also be washing away with high water levels. (6) Ed Pester suggested meter reading once a month instead of every other month in order to catch water leaks faster. (7) Discussion was made to have meters inside fences with dogs be moved during the court water line replacements this summer.

Committee Reports:

- ARCHITECTURAL – New house on Fairway Drive. New house on Entrée View.
- BUDGET & FINANCE – Nothing new to report.
- CLUBS – Play group meeting Tue and Thur. SLAMS donated \$200 for Easter Egg Hunt.
- COMMUNITY CENTER – Discussion made to replace blinds.
- PARK – Lot of branches down, but too early for mass clean up.
- PROPERTY COMPLIANCE – (1) Mobile home on Bona Vista is now vacant and cleanup has begun, but the building is not in rentable condition. (2) Motorhome on Champion Drive is in bad condition and owner of the lot said it would be removed mid-February. (3) The property with the blue van stuffed with trash is still be cleaned up. (4) A builder put a bid down on the burned mobile home lot.
- SECURITY – Nothing new to report.
- WATER – Nothing new to report.
- WEB – Nothing new to report.

Old Business: Two additional LED lights have been added.

New Business: (1) The WaterWorks billing program bills in gallons and not in cubic feet. Program has limited billing categories and it places minor categories under major and we need to do a conversion. (2) Ed Pester suggested we greet new residents in person instead of by mail and website. Joyce recalled an old committee that used to do that but timing was never right for board member or homeowners not being there. (3) A draft of the revised policy for delinquent accounts was passed out and reviewed. Definition of delinquent was requested to be a bill over \$200 or three months behind, whichever is less. (4) Suggestion made to replace old wooden tables for large community center rentals. Board agreed to research costs and discuss next meeting. (5) Suggestion made to repaint parking lot strips at community center this summer.

Next Meeting: March 16, 2017 at 7:00pm.