



BOARD OF TRUSTEES REGULAR MEETING MINUTES

ASSOCIATION NAME: Scott Lake Maintenance Company

DATE AND LOCATION: October 20, 2022, in the Community Center/via Zoom

CALLED TO ORDER AT: 6:00 PM by President Graham

ROLL CALL - BOARD OF TRUSTEES PRESENT:CONFIRM QUORUM:

- | | |
|--|---------------|
| <input type="checkbox"/> Richard Graham | Eric Riffe |
| <input type="checkbox"/> Judy Zygar | Jyll Jones |
| <input type="checkbox"/> Marci Simmons - Excused | Mike Pierce |
| <input type="checkbox"/> Jim Hawkes - Excused | Dane Johnston |
| <input type="checkbox"/> Theresa Parsons | |

President Graham confirmed that a Quorum was present.

ADOPTION OF AGENDA AND MINUTES

- a. The agenda was adopted as submitted by acclamation or unanimously.
- b. Minutes from September 2022 were submitted and approved 1 abstain/1 nay/5 yes

II. Member Comments

- a. Pat Thronson brought to the board a concern about the cost of having a non-meter lot (NML) that is unbuildable and cannot be sold as it's where their septic drain field is. She is requesting removal of this lot from SLMC water system, thus no fees for NML. Thurston County will combo this lot in 2024 tax year. TC treated both parcels as a single lot when approving the septic system design. Thurston County will not combo these two lots Non-meter lots are charged an HOA fee/\$10 per lot and \$18.28 for the special assessment equaling \$68.28 per month. In previous discussions with the board, it was agreed upon that a NML is technically part of the water system and all monies collected benefit SLMC water system and any future use of water on that property. Ms Thronson would like to ask the board to consider this issue for discussion.
- b. Ms. Thronson also has extensive experience while working for the state in what may be available for water grants. She offered the board her knowledge in helping with seeing if we can qualify for any water grants to help fund our water system work. Theresa indicated she was familiar with what Pat indicated and invited her to attend the water committee upcoming meeting.
- c. Sherry Stacy spoke as to what a amazing job the board was doing. She expressed concerns about the water and the comment made on FB. Theresa indicated to contact the office and we can test the water at the meter and then see what the tests tell us. Many factors could be at play in water once it passes the water meter. Theresa discussed the Water Quality Report from NWS and what some of the findings were. Located on the website scottlake.net under the Water menu.
- d. Dave Tracy urged SLMC residents to vote for Prop 1. He also said he will work with the office on the emergency team for putting out water shut off/water boil or any signage that SLMC needs to put out. Stove will be installed week of November 1, 2022.

- e. Garden Club donated \$50 for plants within the community. Jyll suggested Sherry notify the office and Matt can get those planted where the Garden Club designates.

Treasurer Report: Judy indicated that the P&L for the last fiscal year is on the website now for residents to view. Working with the bookkeeper to clean up Quickbooks. Working with Finance Committee to start the budgeting process for 2022. Late fees are being reinstated as of October 1, 2022 for account 60+ days and will be reflected on the billing statement.

III. **1. MOTION TO: Develop a Security Committee.** Many ideas were discussed, and all agreed we should have a security committee, not exactly sure what this fully entails. This committee will have direct contact with the residents and community. This would not be a standing committee. This committee will be formed to research, develop and present to the board a start of what might be a security committee at SLMC. Jyll agreed to head this “phase one” (research, etc.) of the committee and put out a note to the community to see who might be interested. Start with 5 volunteers to develop Phase 1. Mr. White indicated that he would like the board to do its due diligence for all decisions being considered.

MOTION BY: Rich Graham _____ SECONDED BY: _Eric Riffe _____

Motion APPROVED: YES (6 yes, 1 nay)

Electronic reader board was discussed. Board is looking for timelines and such. Rich suggested that SLMC pay entirely for the electronic reader board. Discussion ensued, no motion at this time.

Jyll shared the draft common area policy with the board for their input.

Eric indicated that he has a supplier for siding and trim. He can't get the siding donated, but the trim will be donated. Approximately \$2200 for siding. Eric will get a quote for a steel door for the storage area. Park bathrooms are closed until 2023.

Governance committee: Mike Pierce indicated the by-laws are being worked on. Once ratified these will need to be review every 3-5 years.

Water Committee – Valve clusters and some work at the Treatment plan is being planned. Wednesday, November 16 will be a water shut off to work on Shoreview and Vantage and some valve clusters being installed.

Communications Committee: Dane indicated they are getting back to their meetings and Dane and Jyll are working on a data base to communicate to all the residents.

Meeting adjourned 8:21 pm

