



SCOTT LAKE MAINTENANCE COMPANY

BOARD OF TRUSTEES

July 18, 2024

6 pm – 8 pm

Zoom and in the Community Center

Called to Order at 6:04 pm

Roll Call – Board of Trustees Present:

• Eric Riffe • Theresa Parsons • Judy Zygar • Tom Culleton • Mike Pierce • Jim Johnson • Julie Orcutt • Sarah White • Jeff Curry

Adoption of Agenda:

President

MOTION: Mike Pierce moved, and Sarah White seconded to adopt the agenda as amended, adding under New Business: Lake Survey and Politics/Religion. The motion passed unanimously.

Minutes Approval:

President

MOTION: Jim Johnson moved, and Mike Pierce seconded that the minutes be approved as amended. The motion passed unanimously.

SLMC Member Comments and Board Responses – 30 minutes, 3 minutes per member to speak.

Dane Johnston – Will the board be discussing the pickleball and events tonight? Have the nets been Ordered?

Boards Response: The nets have been ordered and will arrive on Monday, July 22nd.

Dane Johnston - What is the timeline for them to be up so people can play? What is the timeframe for them to have the Procedures, rules, and checkout procedure?

Boards Response: Procedures for checkout and rules still need to be written. The procedures and rules will be on the Parks Committee agenda in August.

Dane Johnston—So August, then. The board spent the money on adding pickleball lines, and you can't even pay \$25 at Big 5? About 16 community members went out and bought pickleball stuff five months ago. You should buy a cheap temporary net and put it up so people can play. Why don't you get a sleeve and attach it to the tennis court pole?

Board Response: There are no poles for the pickleball nets. The tennis net is separate from the pickleball courts. The pickleball nets are separate from the tennis nets. There

are no poles in the ground. A pickleball court on each side of the tennis court nets requires stand-alone nets.

When the pickleball courts were first painted, they were done wrong. Both courts were painted side by side, with a foot separating them. While playing, you would cross over into someone else's game. The pickleball courts have been repainted so that there is one on each side of the tennis court, which means you have to have a pickleball net for each court.

Marci Simmons – So, looking at the agenda, you guys have gone to concrete slabs for the picnic tables. So, 4 tables were supposed to go around the play structure, where there are open roots & septic, and on the other side is the drain field. Therefore, there was no need for concrete. Stated that the original plan was to use tie-downs of \$12.99 from Ace Lumber. So instead of a couple of \$100 to tie them down, you make a change to make it easier for the maintenance person, and you don't have weeds around the picnic tables. 30 extra minutes weed eating compared to \$100 bucks in tie-downs to \$8000 in concrete pads...come on...you guys are spending way too much unnecessary money, and you're doing stuff, I believe, out of spite. You take my project, hold off, change it, and cost our community more money.

And then, look at this: We have a schedule for the bathrooms – locking and unlocking. I asked you guys for help for 2 years to give me a break. One friggin weekend off is what I asked for. Someone said professionalism put on there; this is personal, not professionalism. Well, professionalism went out the door. When I've been belittled, called names, hung up on, and this, the schedule for bathrooms, that is spite, is unprofessional. I hope to God with you new folks; they give you the respect you deserve and listen to you. As I also stated, you can disagree, but it won't matter because they will always have a quorum to pass what they want.

I'm just saying you are costing us thousands and thousands of dollars that don't need to be spent. We still have passes that need to go out. But no enforcement; we want to know how we will do that. It is for identifiable purposes only to see who lives here and who doesn't. We don't enforce any of the frigging laws in the rules around here anyway, do we? The Board does not enforce anything.

So, I wanna make this point clear right here: this shows spite and vindictiveness from the board, from you guys, not willing to help me even when I was 6, 7 months with Covid. I still got up every damn morning into the crack of dawn to go over to and unlock the cables and unlock the bathrooms until I got help from Jason. I did it all by myself. Not one bit of help from you guys. And then I ask for a schedule. Everybody, please volunteer. Theresa, you're just sitting there like, oh yeah, yeah, here we go again, you guys, disrespectful, disrespectful and unprofessional, that's my opinion.

Oh, and, by the way, one more thing. We have a sprinkler for your berms that you must have planted for this beautification. We have a sprinkler out there. Why is the maintenance man standing out there watering them, wasting money, like Matt did on the other stuff? I complained and complained for a year, but when it came down to it, Penny

was not doing her job. That's what it comes down to. When I made that statement to her, she hung up on me. You are a paid personnel employee; you get paid by the members of this community, as homeowners; you respect and work for us.

Theresa Parsons - I want to go on record saying that I'm sitting like this because my back hurts, making it feel better. I was not being disrespectful. I listened to every word you said.

Dane Johnston, I have one more question: Are there any plans to put up the signs bought for a thousand dollars exactly a year ago yesterday? They are in the back room.

Penny stated that some have been placed around the park already.

Dane Johnston – There were about 40 of them, so there's \$896 worth of signs, and the point is, it's kind of like finding out tonight about the pickleball courts. You guys are here to serve us. You work for us, and you volunteer for us. But to find out that the pickleball courts were painted wrong. Somebody should have been down there. Somebody should have been observing, and that's why we have Penny here. You guys all have jobs and volunteer. So, some of this shouldn't have gotten to a point where it was painted, and it's painted wrong. It's our money, and it's your job to manage it so we can utilize the stuff that gets voted on, like pickleball courts and signs. If you guys could at least all be accountable and go, we made a mistake, we screwed up.

Eric Riffe—No, we didn't make a mistake because they got the plans from somebody who's not even here right now; they called them originally.

Dane Johnston – It's the board's job to look at it; they approved it.

Eric Riffe - I didn't even see a plan for any of it.

Dane Johnston – All I think is that the Board owes the community a blurb instead of having people wonder and the Facebook crap. Hey, the damn things were painted wrong.

Judy Zygar – They fixed it the same day. It took him about 10-15 minutes.

Dane Johnston – You never paint 2 courts on each side of a tennis court. It's always a tennis court and a pickleball court. Now, I understand you might try to utilize to make it 2 courts, but if you rationally look at it, it's our money. Do you think that I've never seen it? I haven't seen anyone playing tennis there in 3 years. So when you look at it from a money standpoint, is it cost-efficient, beneficial to the community, and best for the homeowners that were gonna put 2 courts in the opposite direction of how pickleball and tennis courts go, meaning, you create more issues of now having to have 2 nets. It goes in the opposite direction. It's like signage. Why spend a thousand dollars on signage? And it's not put out there? We have picnic tables, and I understand you want concrete. I understand it, but this is a repetitive, perpetual decision-making aspect of the board. You make decisions, and then 2 weeks later, we need concrete. That's your guy's job. That's what you're here for. Think ahead. As part of being a business owner, Eric and I point you out because you are a business owner, the president, and everybody else; I don't know if you are a business owner. But that probably doesn't happen often in your business, and you don't make

much money if it does.

Eric Riffe – So when the pickleball courts were voted on, you both were on the board.

Dane Johnston – I didn't see a plan.

Eric Riffe – See? That's what I'm saying.

Dane Johnston – I wasn't here for it.

Eric Riffe—You were, too. This was brought up last fall, and it couldn't be done because it was too rainy.

Dane Johnston – I was out of town; my mother-in-law was in town.

Eric Riffe – Okay, you might have missed that meeting.

Tom Culleton – We appreciate your input.

Theresa Parsons – So the new Parks Committee is picking up things that got transitioned over because the picnic tables were already ordered when you guys came on board with the Parks Committee the signs I don't even know when those were ordered, but that was sometime last year. So you guys haven't even had an opportunity to know what signs they're talking about. So there are still things that you, as new people, need to pick up and move forward in your committee work. I'm looking at Julie and Jim because they are the co-chairs of the Parks committee, and Mike and Sarah are on the committee. I'm asking so that there's at least an answer because, with these vitriolic accusations, I want to give you new people an opportunity not to feel like guys are being attacked, that those attacks are personally against us because of some history. Still, it shouldn't be against Julie or Jim.

Julie Orcutt – Can I speak for a minute? We're getting a little hostile here. Dane Johnston interrupts, saying, "No, we aren't. I'm not hostile at all." Julie states that you are yelling, and Dane continues to interrupt, stating he is 50% deaf, and that's why he speaks loud. So will you let me finish? Everyone is yelling. I am partially deaf as well and come from a deaf family, so I know, but this is escalating as you talk. Everybody's voices are getting higher; it's really piercing. Dane interrupts, and Julie then says, you are really rude. I want to address the picnic table thing in the cement slabs. First of all, I pushed for them because tie-downs, I felt, were a little dangerous. plus, I also have a mother who is partially wheelchair-bound, and I wanted to make sure that she could go out into the park and sit up against a table and not have to worry about falling over in a rut and different things like that. It also has a better look and feel; you can wash under the picnic tables instead of letting stuff fall onto the ground. There are a lot of aspects to this.

Dane Johnston – Okay, there hasn't been pressure washing in this community in 3 ½ years and hasn't been done in 8 years. So when you say washing again, it's trying to get something.

Julie Orcutt - It's easier to clean something like that off. Jim and I are new to this and just throwing our ideas out there. We are also trying to honor some of your (Marci Simmons) ideas. We are not trying to be vindictive or change anything you had planned.

Marci Simmons—Julie, I understand it and appreciate that. I was trying to keep costs down. It cost us 10 grand for the concrete by the picnic shelter. We didn't need concrete on all of that because those tables weren't the pedestal tables we planned to put concrete on. That was for another year, but as you can see, what I went through, I did not run again; because of my health, I could not take it. These meetings made me sick; they were making me ill.

The tie-downs are \$12.99 per table. So, if you look at the ground tables and how they go. There wouldn't be any danger to them because they'd be under the table. Nothing is sticking out of the ground. I don't know what the danger would be. The danger that I see is concrete, with kids running around and falling, which means more time spent pressure washing out there. So, it's a give or take. Gee, whiz! Let stuff fall on the grass and biodegrade natural compost. It'll get sticky with ants and stuff, and then you must wait for the maintenance man to come around and pressure wash. The 2 ADA tables were to go on the shuffleboard concrete, bolted down; that way, when the picnic shelter was rented, people still had access to tables up along the shoreline that they could use. Nobody uses the shuffleboard anymore; we don't have the equipment anymore. But anyway, so those were where we were going to put those. We're past it, I don't care, you know what's happening.

So there are new people for the Parks Committee, and you haven't even shown up? Marci stated she was told she couldn't come. Julie noted the committee meets on the first Wednesday of the month.

Does anybody have anything else?

Jeff Curry – Why does she have all the Reese's Cups?

Old Business:

Cement for Picnic Tables - Jim:

There is an ADA table by the berms and another ADA table by the playground, a standard bench by the kitchen and the playground, another along the fence line of Scotlac Drive, and then another north of the kitchen.

Marci Simmons – Don't forget about the wading lines. They will need anchors.

Eric Riffe – So you have Scott Lake property at your house right now?

Marci Simmons—Yes, I do, and I've told him to come by and pick them up. I'd be glad to give them to you or dump them off.

Eric Riffe – If you had any ethics, you would have dropped them off.

Rebecca Corpis: It wasn't her job.

Tom Culleton – Yes, as she was a board member when she bought them.

New Business:

Lien Policy and Procedures - Judy:

Lien policy and procedures were sent out for your review. This was approved in January 2020. We added some language to it that we feel will improve it. This doesn't mean we are planning to take someone's property.

Are we considering people who might be going through hard times, dealing with cancer, etc.? Number 3 in the policy lets people know they can sign up for a payment plan to avoid late fees. The board must ensure that we are tasked with assessing and collecting the money it takes to run and operate the Scott Lake Maintenance Company business, which includes the HOA and the water sides. So, it doesn't matter how concerned you might be for somebody when we have that responsibility, especially with the water. We are a utility board and have that responsibility. So, if people can't pay, we've added a payment plan option here. And, like Tom was saying, Penny has resources that people can be directed to for help. It's double-sided; we're trying to help people and have that responsibility. So, as unpleasant as you might find it for somebody in a bad situation financially, we have left some options open, but we need to make sure that we are doing our duty to collect what it takes to run the business.

Rebecca Corpis: Will the water just be shut off?

Tom Culleton: The water will not be shut off until multiple notices are given. At some point, depending on the value of what's left owing, a lien will be placed, and the water service will be removed.

MOTION:

Judy moved, and Julie seconded the adoption of the amended lien policy and procedure. The motion passed unanimously.

August Events - Sarah:

These events have already been approved, but I just wanted to give you some details. At the park, we have National Night Out on August 6th from 5-8 m. We have confirmed the sheriff's department, West Thurston Fire Department, Timberland Library, and possibly a school bus. The fire department is bringing a truck and will lead a children's bicycle parade with the fire truck, and then they will set up a table of activities. We would like to have something from each committee and club to have on display. We will have some field day games; Jim has a tug-of-war rope with some Scott Lake history. There will be food, snacks & watermelon. The SLAMS Club offered to help us get hotdogs and buns. Katie & I are trying to paint a life-size portrait of Hammy for people to do a photo with the unofficial mayor, Hammy the Deer. We are collecting school supply donations; the last is live music

by Leslie Daniel and her band.

The Community Garage Sale is August 17th from 9 a.m. to 4 p.m. We will take care of the big signs and advertisements; people participating must put out their signs.

The School Supply Drive is currently underway. Donations can be dropped off at the community center or at National Night Out. On August 24th, at the park, we will give out donations while supplies last.

West Thurston Fire Commissioner Town Hall Meeting – Tom:

The Fire Commissioners want to meet with the community for a question-and-answer session. Tom will consult Penny to look at the calendar and choose a possible date.

Bathroom Unlock/Lock Schedule – FYI – Penny:

This is just FYI: Jim Johnson, a new board member, will close the bathrooms all seven nights; Sarah White, another new board member, will open them Friday through Sunday, and Brian, our Maintenance Tech, will open them Monday through Thursday.

Incident of Known Non-Scott Lake Member Using Lake Access & Parking – Jim:

This guy has been coming out to the lake for over a year, harassing and taking pictures of her. Sometimes, he brings a buddy, and they both do it. H is not a resident. The sheriff has been called numerous times and has spoken to him. Next time he is in, we would like to have his car towed. We will get a new contract signed with H&H Towing next week.

Compliance Letter – Jim:

The compliance letter will be sent to Eric Peters for review.

MOTION:

It was moved by Sarah White and seconded by Judy Zygar to table the Compliance Letter and send it to Eric Peters, our parliamentarian. The motion passed unanimously.

Survey of the Lake – Mike:

Alaine Schueman, the Secretary of the Drainage Committee, contacted me and said to survey the milfoil treatment at the end of the month.

First Amendment – Jeff Curry:

The community owns the community center, and the park can hold religious and political events. Our bylaws do not prohibit people from renting the space for their religious or

political activity. We, as a board, cannot post it. Our board is not allowed to host something on behalf of the entire community that would be of a religious or political standard, but individuals can.

Janis Snyder interrupts the meeting, asking to have her 3 minutes.

Eric Riffe – No, you should have been here at the beginning.

Janice Snyder: No? Well, I do have a question.

Eric Riffe: No, you're not talking right now, Janice. You are not talking right now; it is at the beginning of the meeting.

Janice Snyder: After all I've done for the community, I can't talk. I'm a property owner. All I want to do is talk about the pickleball courts.

Eric Riffe: No, you may not. We already discussed the pickleball courts and are moving on to the Events Committee Report.

Janice Snyder: My name was mentioned, and I will not be blamed for anything that happened with the tennis or pickleball courts. He was supposed to meet me on Father's Day, but he said he didn't receive the notification from the office stating it was approved to go ahead with it, so he told Penny to resend it to him. So, I want to know who followed up with him when he lined the courts because I wasn't notified.

Eric Riffe: He went by the map that you gave him.

Janice Snyder: What Map? Can I see It? There's no map that I drew.

Penny: It wasn't a map; you walked it with him.

Janice Snyder: When did I walk it with him? October 2023 or July 2023? Someone should have been there to see him when he was doing the work. No one followed up with him. He didn't call me back. He never returned my call. It's wrong.

Eric Riffe: It's right now.

Janice Snyder: I called Penny and said he forgot the tic-tac-toe we paid \$50 for. Did he come back and do that?

Penny: He relined the courts.

Janice Snyder: So he covered everything. But it wasn't my fault.

Eric Riffe: You walked with him at the beginning; you walked with him again; it's on you. Now sit down.

Janice Snyder: All I wanted was this project done. I'm fine with it, but they must paint it blue inside. Is there a court on each side?

Eric Riffe: Yes, there is a court on each side.

Janice Snyder: There should be two courts in the middle of the tennis court.

Eric Riffe: No, that is why it was changed. You just made our point that you messed up.

The meeting became disruptive, and guests were asked to leave.

Committee Reports:

- **Events Committee:**

I think this was possibly one of the most successful Fourth of Julys. We were under budget. The daytime event put everything in a nice, pleasant family mood. Nobody sat and drank all day. Jim and I walked in the park, and no damage was present. We made so many snow cones we had to go get more cups; we originally purchased 150 cups. Next year, we must add that the parking lot is off-limits for fireworks.

- **Water Committee:**

We had the pressure tanks, and the upper-pressure zones replaced. After that, I received a complaint from a property owner across the street that his pressure was low. When I talked to another property owner next door, he said it was better than ever. I think this one person has some issues with his property.

They also fixed the leaking valves.

We need to do appropriate planning to be in line for any funding. So the first thing we did, which we approved at our last meeting, was to have the President sign a contract with NW Water Systems to do what's called a Small Water System Management Plan. That's the first step in moving forward slowly with improvements and trying to find funding.

There have been a couple of concerns about dirty water. It's a hot time of year, and sediments are getting stirred up. If anybody has dirty water, contact the office so we can follow up on it.

I received a complaint through NW Water, which was an appropriate place to call, and they contacted us. I've talked to the property owner. I am also aware of another one posted on Facebook, and I don't know where they live or how to contact them. We do not do business on the Community Facebook page; that's not how Scott Lake Maintenance Company runs it. So, if anybody is listening, please go through the office, and we will reach out to you and see what can be done. We can

work with you if you must flush your lines and go over your water usage.

We are considering flushing the lines, but we have some concerns, which we are investigating.

We are targeting September 26th for a Town Hall for the water system.

- **Finance Committee:**

We've already discussed the Lien Policy. I've handed out our Investment Portfolio summary. Previously, we had a water reserve and an HOA non-water reserve fund, and after talking with the accountant, we have an operating reserve fund as well. So, if we ever need to withdraw money from the investment account, we would withdraw it from the operating reserve fund. The tax liability is less if we use that account.

This shows you how much we are making in our investment funds. I'm not a financial genius by any stretch, but I can tell you that since January 2024, we have increased the value by \$94,320.62.

- **Compliance:**

I have one complaint about a neighbor's grass being too tall. She's concerned that it's right next to her propane tank.

- **Communications:**

We are working on a basic policy that we can follow. I liked the idea of what we did when Penny notified us about the fire and got something out quickly to the community, short and sweet but to the point and get it out there. Even though we had cameras, there was so much traffic going in and out of the bathrooms that night, and nobody stayed in for any length of time; it was hard to determine who it was. We can't post 20 pictures of kids; if we did, we would be accused of targeting. I want to continue with this type of notification.

- **Governance:**

We started updating the quorum requirements for the bylaws and the differences between quorum requirements for changing the CC&Rs. We also have requirements for amendments that differ from the articles and the CC&Rs. We've separated those in the bylaws. That also goes along with the quorum and what is required to change the articles of incorporation. We will probably leave them the way they are because Eric Peters said if we change anything in the Articles, we will have to do a reincorporation, which includes changing the order of how things are laid out.

The legislature has made some changes to the RCWs that affect us—34 changes, to be exact. We haven't seen the text, so we don't know exactly what effect it will have, but as soon as we get it, we will begin to look at it.

- **Parks & Rec:**

The swim dock got anchored. The concrete slabs for the tables will be poured on the 22nd and 23rd. The Parks Committee meetings are moving to the first Monday of the month at 6 p.m. so that we can better prepare for board meetings and other events. The second Wednesday doesn't give us much time.

Tennis Nets will be here on Monday. Hopefully, Brian can get them up on Tuesday. The courts are a little goopy, so we were thinking that Brian could go around and scrape them or ask the contractor to come back and fix them. Yes, you should contact the contractor. Then you, the parks committee, will follow up with him.

We took a poll vote on the concrete and need to document it here in the meeting.

The poll vote for the concrete for the picnic tables in the park was unanimous.

- **Community Center Doors:**

Eric signed the contract for the doors. I called today, but I have not heard back from them about when they will begin the installation.

- **Liability Insurance:**

Sent it to Allstate Insurance. Once Allstate denies it, Chris, the agent, can shop around for other companies. Penny received the denial letter today, so now he can look at other companies.

- About 3:30 a.m. on Monday, an individual attempted to set a fire near the office door. A resident came over and told him he had to put the fire out and leave, so he called the sheriff's office.
- The light on the flagpole is not correct. It's shining too much. I think it needs to come around this way a little bit and light to the flag. Eric said he could come down with his ladder some evening. Mike said he has a ladder, so give him a holler, and he'll come over and help.
- One more comment about the park and stuff: You can have quality over quantity, value over cheap, or both. Just because you have all kinds of play equipment, and everything out there doesn't mean it's a quality park. That's what I was going to say. Those picnic tables and stuff are so light that they needed to be cemented down. People would haul them all over the park.
- Ed Pester—SLAMS is trying to help people with their yards. We spent 2 ½ hours on

someone's yard who had recently had a heart attack.

Adjournment: 8:12 pm