



SCOTT LAKE MAINTENANCE COMPANY

BOARD OF TRUSTEES

August 15, 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

Board of Trustee Absent:

• Jeff Curry

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

Community member comments will now be at the beginning of the Board meeting.

The following are the rules that will be followed:

Eric Riffe went over the rules of community comment rules. 1. Comments will be limited to 3 minutes. At 2 ½ minutes, a light tap of the gavel will signal 30 seconds left, and at 3 minutes, an alarm will sound, and the community members will stop talking. 2. Community members will be respectful, with no shouting, swearing, yelling, or unruly behavior. 3. If community members do not follow rules, they will be asked to stop talking and cease disruptive behavior. 4. They will be asked to leave if they do not stop talking or if disruptive behavior continues. 5. If they do not leave, the sheriff will be called, and the meeting will be paused until the community member leaves.

A community member thanked the Fire Department for attending National Night Out. They were there with the kids for a few hours and did a great job! Nathan Drake, Acting Fire Chief, attended the board meeting to understand what we do here as a board and as a community.

Adoption of Agenda:

President

MOTION: Jim Johnson moved, and Julie Orcutt seconded to adopt the agenda as amended, adding BYOP Pumpkin Carving Contest under new business. The motion passed unanimously.

Minutes Approval:

President

MOTION: Theresa Parsons moved, and Julie Orcutt seconded that the minutes be approved as presented. The motion passed unanimously.

Old Business

- **Compliance Letter – Jim Johnson**

The letter was sent to parliamentarians for review. He stated it was well written and supported the approach, gently at first, and added the language, “Failure to comply could result in further action being taken.”

MOTION: Sarah White moved, and Judy Zygar seconded the approval of the new compliance letter. The motion passed unanimously.

- **West Thurston Fire Commission Town Hall Meeting – Tom Culleton**

Would like to set up a meeting with the Fire Chief and possibly have commissioners in the audience to answer questions.

- **Community Center Doors – Eric Riffe**

The doors will be installed on August 28th and 29th. We can now issue codes or keys when they rent the community center.

- **Insurance – Eric Riffe**

We are currently looking at getting our current properties appropriately listed in our policy so that we can pursue looking for a new insurance carrier.

Some community members have said their insurance has been canceled or not renewed because it does not cover fire. Insurance companies are staying away from states with a high risk for fires; it’s a national issue, not a state or local one.

- **Pickleball Rules & Procedures – Jim Johnson**

MOTION: Sarah White moved, and Jim Johnson seconded to adopt the Agreed Conditions of Pickleball Net Use form until November 1, 2024. 7 Yes votes 1 No vote. Motion passed.

New Business:

- **Wall for Single Tennis Players – Jim Johnson**

A community member approached a committee member about installing a wall so that single people could hit tennis balls back and forth.

The committee will return the proposal and talk to the neighbors to see if they object to the height and view blockage.

- **BYOP Pumpkin Carving Contest – Sarah White**

We want to use \$300 from the \$1,000 miscellaneous event projects, such as town halls and small events throughout the year. We will provide the carving tools, stencils, candles, apple cider, treats, tablecloths, and whatnot to avoid getting too messy and try to make clean-up easier.

MOTION: Mike Pierce moved, and Julie Orcutt seconded to approve the BYOP Pumpkin Carving Contest and allocate \$300 for the event. The motion passed unanimously.

Returned from Executive Session 7:40

MOTION: Eric Riffe moved, and Sarah White seconded, to give Brian Bowes his benefits pay, which was included in the budget. The motion passed unanimously.

Committee Reports:

- **Events Committee:**

National Night Out was a bigger success than we expected. We went through 150 hot dogs and 3 giant watermelons fast!

West Thurston Fire put on a great show for us. Thurston County Library came out and signed up a few people. The Bike parade was a huge success; we will try to make it longer next year. We had Hammy the Mascot out as well. Would you like to bring him to the Board meetings?

Eric we should do the pledge of allegiance before the board meetings start.

- **Water Committee**

The repairs are complete. KCL repaired Link Court and Entrée View and installed 3 new meters coordinated through Penny.

The meeting with DOH is on August 21st. Anyone from the Water Committee or anyone else is welcome to attend the pre-plan meeting with NW Water and DOH to get the ball rolling on our Small Water System Management Plan. It will be an online meeting at 2.

The Town Hall meeting for the Water will be on September 26 at 6 pm.

- **Finance:**

Profit and Loss and our money in the bank are in front of you. We are attempting to work with the auditor. He asks for something; Penny provides it; it's taking longer than we thought. He is not very communicative. We are looking at other options,

but just like insurance, it's just as hard finding an HOA accounting firm. So we are just moving forward; we are still making money, increasing our revenues, and looking for good for the future.

- **Architectural:**

The House just got started last week on BonaVista water service, which went in a few months ago.

- **Compliance:**

Now that we have a letter, there are a few more to send out. If they don't fix the issue from the first letter, we will draft a second letter to send out. Then a third letter would need to be drafted and mailed out. That letter would be sent certified.

By sending it certified, we would have that one bit of proof. When speaking with the parliamentarian, we have the authority to invoke fines and penalties if we do it in an open business meeting, and the bylaws and policies can be administratively notated that reference a procedure and book penalties. The next step is the most effective way to go after somebody legally, but it becomes much harder. You must hire an attorney, and our covenants are weak. Still, if we have specific penalties that we can adopt at the board level, the parliamentarian said that's an effective way to do it. Then, if they don't pay their penalties or correct them, we waive the penalties. Then we can start putting on anything like any other non-collected assessment, which may be the cleanest way of taking care of it. Then, we would be able to lien the property.

- **Communication:**

I'm just going to keep putting out notices whenever something happens. I'm going to communicate to keep everyone informed of what is happening in the community.

I want to get the website cleaned up to remove irrelevant things.

- **Parks & Rec:**

Play Structure: Will be re-stained in September. Bathrooms smell a lot better after the clog was removed.

- **Governance:**

We haven't met for the past two weeks due to people on vacation. We will start back up next week. We are down to three people as Ben and Janis have left the committee. We want to leave it that way right now as we have gone over the Bylaws four different times.

We worked on the policy and procedure for the Park Shelter.

When will the draft Bylaws be presented to the board? Longer than 6 months?
Hoping before the end of the year?

- On Wednesday, a week ago, they treated the lake, and it will be treated again in a couple of weeks. People were swimming the next day, but because the signs were knocked down, people didn't see them, and they were supposed to wait until 24 hours. Who's doing it? The Drainage District, AquaTec., is responsible for the treatment of the lake.
- Next Working Session – August 29th @ 6 pm - Policy, Procedures and Rules

Adjournment: 8:19 pm

DRAFT