



## SCOTT LAKE MAINTENANCE COMPANY

### BOARD OF TRUSTEES

September 18, 2025

6 pm – 8 pm

Zoom and in the Community Center

Called to Order at 6:02 pm

Roll Call – Board of Trustees Present:

• Eric Riffe • Theresa Parsons • Judy Zygar • Jim Johnson • Julie Orcutt

#### **Pledge of Allegiance**

#### **Adoption of Agenda:**

President

**MOTION:** Jim Johnson moved, and Julie Orcutt seconded, to adopt the agenda as presented. The motion passed unanimously.

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

Stephanie Stender suggested we add a baby-changing table to the family restrooms.

Mariner Pope stated that the board was doing a great job.

#### **Old Business:**

#### **Camera Pole/Solar Camera – Eric**

We have received the quote for the pole and the equipment, but we are still waiting for the electrical quote. Regarding the cameras, we have two options: the first quote is \$5,200 and includes two 180-degree cameras, and the second is \$5,900 and includes one 360-degree camera. South Sound System recommends selecting the two 180-degree cameras for better quality. The pole would be placed at the park's corner entrance and would also point to the well field.

#### **Park Shelter Rental Agreement – Julie**

Julie updated the Park Reservation Form to include the owner's information and a designated spot for their signature, as they are ultimately responsible for their renters and any damage that may occur. It was suggested that the \$50 fee be removed from the form and added to the Fee Schedule. Additionally, the wording regarding fireworks and the flushing of outboard motors was reviewed. Julie will make the necessary changes and present the updated form at next month's meeting.

## **New Business:**

### **Park – Eric**

We could place several large boulders, similar to those positioned along the freeway near Michaels, directly in front of the spot where the kids usually ride their quads up the hill. By doing this, we can effectively block access to that area, prevent vehicles from driving through that section, and maintain safety.

We have multiple walk-through entrances that allow motorcycles to access the park easily. I was considering installing two parallel fences to create an additional barrier. Theresa pointed out that these structures are known as chicanes. By strategically designing these obstacles, we can make it increasingly challenging for kids to ride through the park on their bicycles, which should help discourage them from doing so. Additionally, increasing the number of security cameras throughout the park will significantly enhance our ability to monitor activity and potentially deter misuse of the space. We can have Brian price out the boulders.

Are there any extra towing signs available? Yes, we currently have a supply of additional towing signs ready for use. Can you have Brian put a tow sign and a no trespassing sign by the fishing dock?

Is our existing contract with the towing company still active? No, we need to initiate the renewal contract with the towing company to ensure continued service and the ability to tow people when we want.

**MOTION:** Theresa Parsons moved, and Julie Orcutt seconded, to authorize the president of the board to sign the towing contract with H&H Towing. The motion passed unanimously.

### **Sheriff Sanders – Tom**

I previously contacted Sheriff Sandes regarding staffing and recruitment initiatives. He has been quite successful in attracting potential deputies from various organizations and agencies. However, during our last conversation regarding after-hours or off-duty patrols, he indicated that there was currently insufficient staffing to accommodate such requests. I will reach out to his Administrative Assistant, Carrie Nees, to inquire about the feasibility of implementing off-duty patrols.

The key consideration is whether they have the capacity to staff the off-duty patrols adequately, but, even more importantly, it hinges on the deputies' willingness to volunteer for these assignments. For those who recall the previous arrangement, the deputies participated consistently, and their presence was invaluable to our community. It created a reassuring atmosphere for residents and significantly improved our sense of security. Over the past year, I have also noticed the sheriff patrolling more frequently, not only in our community but also in surrounding neighborhoods, which further contributes to our safety and peace of mind.

### **Triceratops – Theresa**

Triceratops has been appointed as our IT services consultant, and we have engaged them to provide preliminary IT support. However, we have identified a comprehensive list of additional IT needs that require attention.

We are scheduled to meet with the Triceratops team this coming Monday at 1 PM, and I encourage everyone who is interested to attend. The ongoing discussions have primarily involved a subcommittee comprising Julie, Judy, Penny, and me, who have been closely collaborating with them. During this meeting, we will review our current requirements and aim to secure a proposal that outlines how they can assist us.

It would be in our best interest to explore a long-term contract with Triceratops, given the services they offer. For instance, they have suggested enhancements such as website development, an electronic storage system, and addressing some of our hardware limitations. Notably, the computer we use for our Zoom meetings cannot be upgraded to Windows 11, indicating a potential need for new equipment. Additionally, we've been discussing the benefits of transitioning to wireless technology to reduce the cable clutter that currently encumbers our workspace.

As you can see, we are facing multiple challenges on the IT front, and this meeting is crucial for strategizing our next steps. I look forward to our collective insights and discussions on Monday.

### **No Solicitation Neighborhood – Jim**

A recent Facebook discussion raised the possibility of designating Scott Lake as a "No Solicitation" neighborhood. I'm unsure of the best approach to implement this, aside from simply installing signs at the entrances. However, we must also consider the implications of such a decision. For instance, if we prohibit solicitation, how would this affect local groups like the Boy Scouts and Girl Scouts when they are selling their cookies each year? Additionally, it might be more effective for property owners to take the initiative in posting these signs individually.

For our subdivision to qualify as a no-solicitation neighborhood, it must be entirely private. Unfortunately, this is not the case for us, as all the roads throughout our community are owned and maintained by the county. This public ownership means that we cannot legally restrict access to our neighborhood, making it challenging to prevent solicitation.

An alternative solution that has been suggested online, which could provide more immediate and enforceable protection on an individual basis, is for each property owner to install "No Trespassing" signs clearly marking their property lines. By doing this, homeowners can establish their right to privacy. Suppose a solicitor or any unauthorized individual enters your property after these signs have been put up. In that case, you have the legal right to contact the sheriff's office to report the intrusion. This proactive measure could help create a more peaceful environment for all residents.

### **Foreclosure Notice from Thurston County on SL Property – Eric**

The county is in the process of foreclosing on a property for unpaid taxes. We were notified of this development because it is part of our subdivision. It's important to note that we do not hold a lien on the property, nor have we ever held one.

Earlier today, I reached out to our attorney to inquire whether it is still possible to place a lien on the property at this late stage. However, she was unsure of the specifics and indicated she would need

to consult a more senior attorney for clarification. I believe she is a paralegal and may not have full authority on such matters. This property, located off Driver, is notorious for flooding for approximately 6 months of the year.

If the HOA decides to pursue foreclosure on these properties, which are primarily wetlands, we need to carefully consider the implications. Do we truly want to take ownership of land that is largely environmentally sensitive? Would it be more beneficial for us to allow these properties to revert to county ownership over time rather than manage them?

### **Possible Liens – Eric**

Staff has compiled a list of additional properties with significant outstanding balances that may be subject to liens. I propose that we establish detailed procedural steps for managing these liens effectively. Having a clear set of guidelines will provide staff with the necessary direction for both filing and monitoring these liens.

To ensure we are following the appropriate legal protocols, Eric will reach out to our attorney to clarify any specific procedures for filing liens. This will include considerations such as the number of notifications we must send to property owners, whether these communications must be sent by certified mail, and any other relevant legal requirements we must comply with during the process. Establishing this framework will help streamline our efforts and ensure compliance with all necessary regulations.

### **Committee Reports:**

#### **Events Committee – Stephanie**

The annual Pumpkin Carving Contest will take place on October 25 from 2:00 PM to 5:00 PM. Following that, the Trunk-or-Treat event is scheduled for October 31, from 6:00 PM to 8:00 PM. Last year, we had 150 kids and 14 creatively decorated trunks. This year, we aim to increase our trunk count to 15-18, and we would love to see more groups or clubs join in the festivities.

The Events Committee is considering creating its own trunk display, and SLAMS has already committed to participating with its own. Theresa and Judy have been devoted volunteers for this event every year, and we welcome any board members or community members who wish to lend a hand.

In addition, we always appreciate donations of candy to ensure that we have enough treats for everyone! If you're interested in registering a trunk or have any questions, please reach out to Stephanie via call or text.

#### **Water Committee – Theresa**

We have submitted an application for a grant to cover the cost of designing and investigating a new well or multiple wells to address PFAS contamination in our system and to support our small system management plan. We are currently awaiting a response from the Department of Health. I am confident that we will secure the funding. Once we receive approval, we will present the

contract to the Board for approval, allowing the president to execute it and initiate the project. The next step will be to apply for additional funding to hopefully drill new wells.

We have received the third batch of 150 radio read meters; however, we will hold off on the installation until the billing issues are resolved, as these changes will affect the billing records. Once the billing is sorted out, we will have completed three-quarters of the meter installation, which will significantly improve data collection and management efficiency.

The billing process has been more complicated than we anticipated. The consultant believed they could seamlessly transition to an effective billing system, and fixed fees would have worked well if there hadn't been significant changes in water consumption. Unfortunately, we're experiencing more challenges than expected.

The good news is that we've decided to move forward with acquiring software designed explicitly for utility billing, which will better meet our needs. I apologize to the community for the efforts and changes, as the last thing people want is to have difficulty paying their bills. While it will eventually get easier, we may face a few more billing cycles before everything is fully resolved.

Please be respectful toward the staff; this situation is not the fault of Penny or OrgSupport. They are here to assist you. If anyone feels the need to express frustration, I encourage you to reach out to me directly, as I am the one who should handle those concerns, not the staff. We understand people are frustrated, but if you have a question, call the office —not post on Facebook, because that doesn't help the situation.

### **Financial Community – Judy**

I have been working with a new accounting firm. They conducted an on-site visit, during which I guided them through the park, the bridge, the well field, and our reservoirs. This was the first time I had an auditor on-site. They asked numerous questions and will be handling our next audit. They requested some information regarding the water system, and Theresa emailed them the necessary details.

### **Architectural Committee - Eric**

A building application for a new home on Fairway has been submitted, and I have signed it. They also completed a water availability application for new water service. He will submit his deposit for the new water service, and then we will schedule KCL to tap into the main line.

### **Compliance Committee – Jim**

There are no new complaints. The person who had blackberry brambles growing over his house has passed away. His daughter stopped by the office yesterday to bring his water bill up to date. She mentioned that after the sheriff and coroner left, someone came in and stole his car.

Everything is currently in probate, and she will ensure that someone is regularly present at the property so it doesn't appear vacant. She also plans to keep the water bill paid.

### **Communications – Julie**

Work has slowed down, giving me more time to work on our website and other projects.

### **Governance – Mike**

Nothing new to report. We sold our property so that I will be resigning from the board effective October 10th. I recommend either Alaine or Suzanne for assistance with the Governance Committee, as they have the most up-to-date information on the Bylaws, CC&Rs, and related matters. They possess all the necessary documents while we await the challenges posed by the 6490 over the next year. It might also be a good idea to ask the attorney whether he has the compliance template, as they planned to provide it to all their HOA clients.

### **Parks Committee – Jim**

The 4th of July celebration went smoothly, with only a few minor issues. The fence sustained some damage, and someone exploded the Sharps container. Aside from that, cleanup was easy, thanks to SLAMS and the Events Committee for their help. We were finished and out by 10 o'clock.

Adjourned 7:39