



SCOTT LAKE MAINTENANCE COMPANY

BOARD OF TRUSTEES

April 16, 2026

6 pm – 8 pm

Zoom and in the Community Center

Called to Order at 6:08 pm

Roll Call – Board of Trustees Present:

- Eric Riffe • Tom Culleton • Theresa Parsons • Judy Zygar • Jim Johnson • Julie Orcutt
- Tom Friedrich

Pledge of Allegiance

Adoption of Agenda:

President

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

Minutes Approval:

President

MOTION: Jim Johnson moved, and Judy Zygar seconded, to approve the minutes as amended, changing wording from " Additionally " to: Another problem. The motion passed unanimously.

Community Member Comments:

New Business:

Budgets – HOA & Water Adoption – Judy

The HOA and Water Assessments will have a proposed 4% increase to cover rising expenses, making the total increase approximately \$4.55.

MOTION: Judy Zygar moved, and Julie Orcutt seconded, to adopt the HOA and Water budgets as presented. The motion passed unanimously.

Fee Schedule – Theresa

MOTION: Theresa Parsons moved, and Julie Orcutt seconded to adopt the Fee Schedule as presented. The motion passed unanimously.

IT Contract – Theresa

MOTION: Theresa Parsons moved, and Judy Zygar seconded, to enter into a contract with Olympia Computers for IT services in the amount of \$406.13 per month, plus \$10 per computer per month for malware software, for 3 computers.

Olympia Computer Invoice for Zoom Equipment & Installation – Penny

MOTION: Theresa Parsons moved, and Judy Zygar seconded, to approve the invoice from Olympia Computers for new Zoom equipment, including a wall-mounted cabinet, a Dell OptiPlex 7050 Micro Computer, and various miscellaneous cables. The motion passed unanimously.

Annual Meeting Accomplishments – Eric

Everyone needs to turn in accomplishments from this year to Penny by May 4th.

Off-Duty Patrol – Eric

We currently have an off-duty sheriff patrolling two days a week. Starting in May, we will increase that to three days a week: on Monday, Tuesday, Friday, and Saturday. Penny will be responsible for bringing snacks for the annual meeting, and Stephanie will be there to serve them.

Committee Reports:

Events:

The Easter Egg Dash was a great success, with approximately 100 participants. All the money collected from raffle sales has been donated to the SLAMS Club. Game Night will be held on Friday, April 16th, featuring pizza, poker, and various other games. Please bring your own beverage, and SLAMS will provide the liquor permit.

Water Committee:

NW Water will replace gaskets and add calcite at the treatment plant on April 23rd. We have received a quote for installing an automatic transfer switch for the generator, totaling \$8,000. We will discuss this at our next Water Committee meeting.

We have not heard back from the Department of Health regarding the grant yet. We need to update our SAMS number to be eligible to receive the grant. Additionally, we should have a draft of the Water System Strategy and Standards ready for our Annual Meeting.

Architectural:

The manufactured home on 113th was demolished.

Compliance:

Legal letters have been sent to two property owners, requiring cleanup within a 120-day timeline before a potential lien and foreclosure process begins. The collection process has been more effective with a lawyer's involvement, resulting in \$14,000 recovered from one property compared to previous attempts. While the association prefers to work with homeowners facing financial difficulties, serious issues such as junk vehicles, garage violations, and vermin infestations necessitate enforcement action. All attorney fees incurred are passed on to the homeowners.

Communication:

Homeowners will be reminded in the next newsletter that they are responsible for all HOA and water assessments, regardless of any agreements made with their renters.

Governance:

Craig Ottavelli will deliver a comprehensive PowerPoint presentation on the HOA RCWs at our upcoming board meeting.

Meeting adjourned at 7:28 pm