

**ASPEN SHORES HOMEOWNERS ASSOCIATION
BOARD MEETING**

Date: July 9, 2018

Time: 3:00 p.m

Place: Leslie Bigos - 2810 Akamai Way

Present: Sharon Sherwood (President), Pat Boynton (Treasurer), Brandon Parker (Vice President) via Skype, Leslie Bigos (Secretary), George Juarez (Director at Large)

Members: Deb Morrow, Liz Carter, Laine Lasker, Janis Peters, Chris Gunterman

Time of Meeting: 3:05 pm, Home of Leslie Bigos - 2810 Akamai Way

Open Forum:

- Question about past legal bill.
- Concerns about planned future landscaping and concerns about a special assessment.
- Vegetation planted on private lots obstructing views.

Minutes - Leslie Bigos

Minutes of June 4, 2018 meeting were postponed for approval pending review of the section concerning Ogden Murphy & Wallace.

Motion to move Discussion of Ogden, Murphy & Wallace \$715.00 higher in the Agenda before Protocols

Ayes 5; Nays 0

Ogden, Murphy & Wallace

Issues:

- “Is it reasonable that the President believed it is her right to seek legal counsel.” It shown that it was not common practice for President to seek legal counsel without board support.
- Limit scope of a individual board member’s power as to not allow unauthorized expenditures.
- No one board member can obligate an HOA members for expenses without the support of the entire board.

- President maintained that it is within her position to seek legal counsel without board approval and that she has no liability for doing so.
- Motion was made that two board members would reach out to the attorney's office to seek mitigation of the bill and to ask for a report of the matters discussed.

SOP/Protocols - Director-at-Large George Juarez - presented Guiding Governance Principles/Governance Protocols. This document's purpose is to provide guiding principles for the HOA board.

Agenda Items continued from last meeting:

- Bylaws requirements for elections Section 6 and Section 7 - discussion of directors & officers Action: Review for next meeting.
- Proxies RCW 23 B.07.220; Bylaws 5.7 and 5.7 revised; RCW 24.03.85 [Agenda] - how proxies are to be used. Action: Review for next meeting.
- Activity in the Cove; Concern about fire - At the State level (Wildland fire management) guidelines are being written for better communication between Fire Marshall & PUD.
- Discussed removing noxious weeds in Riparian area.

Landscaping/Maintenance:

- Filter for RV Arbor Vitae - couple of filters have leaked. Bob Wolfe fixed. Bob to provide the name of the product he used to fix filter gasket.
- Pruning of trees & shrubbery of Park. - Need a estimate. From Carlos.
- Completed pruning of plum trees by Jackie Parker on Blue Heron

Irrigation

- Irrigation water shares (process for determining need and redesignation)
 - Pat researched we have existing shares - we may have enough shares to supply landscaping proposals currently under consideration.

Proposals / New Landscaping and Irrigation lines

- Proposal for Trees on Hwy 28.
- Discussion of potential landscaping improvements for "bowl" on Akamai Way and Mikayla Lane
- Possible completion of arbor vitae at RV Court
- Original Landscape plans and PRD requirements for Aspen Shores

Septic:

- Status of drainfield repair - System 1 had a possible clog which resolved. We are awaiting a bill from Eric Stanaway of Tryways. Likely it is an hour of Eric's time + snake \$67.48 rental (reimbursement to Larry Morgan). Dan Bigos, Gary Francois, George Juarez, Larry Morgan, Pat Boynton & Jim Boynton all participated in the fix and learning more about the system.
- Addition of names on Keyhole contact list - We need more homeowners trained in the septic so their name can be added to the contact list when the drainfield alarm rings.
- Consider co-chairman for Septic Committee: Gary Francois, Dan Bigos & Larry Morgan.
- Enclosure for Keyhole panel needed to allow Spectrum service. Can't move forward with changing to Spectrum unless we build an enclosure for panel. Investigate purchasing enclosure. Will purchase an enclosure if it is under \$100.

Activities:

- Report on "social" - We were happy that new homeowners came by including the Whites and the Huths. In all about 8 families attended and we had an enjoyable time despite a rain shower.

Financial - Pat Boynton

- Review financial statement
 - Review dues payments
 - Bills -
 - S&W Irrigation \$162.60 for park filter repair
 - Linder & Goetz \$75.00 for May
 - Larry Morgan (member) \$67.48 for snake rental reimbursement
 - Report other bills Carlos Luna \$90 for park mowing
- Account Balances
 Checking: \$15,721.88
 Checking: \$11,588.60
 Checking \$5567.46
 Checking \$552.57
 Checking \$528
 CD Septic Emergency \$6,036.11
 CD Septic Set Aside \$73,031.71

Next board meeting(s): July 23 at 3:00pm & August 6 @ 3:00pm 2810 Akamai Way

Adjournment at 5:20PM