

General Meeting Minutes
November 16, 2019
3:30pm
Wenatchee Library
DRAFT

Board Members Present: Kim Rose (President), George Juarez (At Large), Laine Lasker (Vice President), Leslie Bigos (Secretary)

Members Present: Scott Backstrom, Scott & Junko Bailey, Liz Carter, Carol Ferber, Gary & Betty Francois, Buddy Halle, Idy & Al Huth, Dan Bigos, Dennis Kirby, Greg Klingel, Bill Koster, KC Kwak, Rolly & Sherry Loyola, Larry & Libby Morgan, Debbie & Tony Morrow, Jackie Parker, Sharon Sherwood, Janet White.

Call to Order 3:25 pm by Kim Rose

Opening Remarks

President thanked everyone for coming

State of the HOA

- Fiscally sound
- 2 Landscaping projects to review
- Septic report to review

Thanks to neighbors volunteering their time.

- George Juarez - outgoing officer At Large
- Irrigation - Howard DeLong, Tony Morrow
- Blue Heron - Scott Backstrom, Bob Wolfe, Nancy & Clark Eaton
- Landscape Committee - Sue Baker, Janis Peters, Steve Woods, Scotty Backstrom & Laine Lasker, Gary Francois
 - President said that Landscaping Committee was given an “impossible task: figure out future landscaping projects, present and future maintenance. Report presented later in this meeting.
- Septic: Dan Bigos, Larry Morgan, Pat Boynton, KC & Case Kwak, Gary Francois

Welcome New Neighbors: Sahotas, Huths, Kosters

Quorum & Electronic Voting

- Discussion of electronic voting - insures everyone has a voice, encourages discussion, no proxy wars, each member has a say. Many HOAs already doing this.
- Board voted unanimously in April to allow Electronic voting. Not until less than a week before election has anyone mentioned its legality.

- Answered questions regarding how electronic voting works.

General Meeting Minutes

- Question: Anyone have anything to add or change? No one had any changes.
- Motion to Approve 2018 Meeting minutes Ayes 21 Nays 0 - This will be on the electronic ballot.

Review of Budget

- Budget is essentially the 2019, carry over from 2018 with minor differences
- Sharon Sherwood questioned \$75/monthly accounting bill when the banking reconciliation statement has not been produced.
- Discussion of allocation into accounts for future landscaping projects.
- President said that the Landscape Committee will have a master plan for completion of projects and estimate for maintenance.

Committee Reports

Septic Committee Report

Reports are available on the website under the Septic Tab.

<https://www.aspenshoreshoa.com/septic/>

- 2019 Septic Reserve Study -
<https://www.aspenshoreshoa.com/wp-content/uploads/2019/09/2019-Aspen-Shores-Septic-Reserve-Study.pdf>
- 2019 Maintenance Report -
<https://www.aspenshoreshoa.com/wp-content/uploads/2019/11/Septic-2019-summary.pdf>

Landscape Committee Report

- Blue Heron Project. #2 - Scott Backstrom presented the project. Paid for by Donations. \$10,00 already collected in donations. Target for next Spring. George Juarez asked about trees limbs overhanging RV park. Limbs could be pruned.
- RV Fence Line Arbor Vitae #1 - Funded through HOA dues. No new assessments. Kim Rose presented. Jim Boynton to head up.
- Discussion of common property and whether builder was going to grade common property near Blue Heron RV park. Builder has not responded. Looking for alternatives to take care of grading.

George Juarez

Director George Juarez expressed the following concerns that were shared to him by association members. The concerns were related to the following areas: 1,) Consent

requirement dealing with electronic notification, 2.) Use of electronic voting applying specifically to proxies, 3.) Verbiage (shall) related to election of directors, and 4.) Means of establishing a quorum. He also noted that some of these concerns were his as well.

Demonstration of Electronic Voting

Landscaping Report - Laine Lasker

- Big Thanks to Scott Backstrom for fundraising, meeting with Senator Brad Hawkins, coordinating with the WA DOT and the local Water District. Scott also coordinated the surveyor.
- Sue Baker (Chair), Scott Backstrom, Libby Morgan, Janis Peters, Steve Woods, Gary Francois
- Survey was conducted regarding project prioritization.
- Huge laundry list of potential projects identified.
- Everyone's concerns were recorded as part of the survey.
- Before undertaking new projects, take care of existing landscaping
- Park - biggest asset, biggest expense, no water access
- Committee got started late in the year so difficult to get bids licensed/bonded
- Roy's Lawn Care submitted a bid. Awaiting other bids.

Recommendations:

1. Create an overview schematic of irrigation system
2. Organizes volunteers
3. Develop comprehensive maintenance plan
4. Spring HOA meeting for voting on new landscaping projects and possible contracts
5. Prune 5-6 birch trees in park blocking water views

Questions and Comments :

Should a Property Management company be considered, as some covenants are not being enforced.

Why were some financial documents distribute after the General Meeting packets?

Numbers were different from documents in the General Meeting packet. Board was not aware that this information was being passed out.

Some landscaping areas are not being properly maintained.

Meeting Adjourned 5:00pm