

CLEARWOOD COMMUNITY ASSOCIATION

ANNUAL MEMBERSHIP MEETING MINUTES

AUGUST 19, 2017

1. MEETING CONVENED:

- a. At Reichel Beach

2. IN ATTENDANCE:

- a. Directors: Laura Drybread (President), Em Seymour (Vice President), Sydni Martin (Treasurer), Yvonne Moore (Secretary), Richard Hill (Director) Val Cawley (Director) and Jim Landon (Director)
- b. Managers: Elaine Sparkman (Office Manager) Rebecca Keiser (Office Assistant), Albert Darrow (Water/Maintenance Manager), Matt Whitten (Maintenance)
- c. Member(s) and/or Guest(s), in the order they signed in: Linda Azzarella (19/11&12), Robert Owen (19/10), Patti Frost (6/555 &19/10), Bill Owen (2/101), Tobi Perkins (1/44), Doug & Cookie Skelly (1/15,16&17), Denis Fish (4/3/5), LaDonna Hockaday (4/326), Ken Bumgarner (6/557), Darren Davenport (6/536), Walter While, Zoya Ivanova / Richard Kendell (8/059), Nancy Payne (8/62&63), Timothy Francen (01/45), Dionisio Orteza (4/18), Citris Miller (3/185), Tausha Palmer (4/252), Mariel & Ron Lindblarb (4/262), Teresa Bower (4/318), Brian Gerrish (9/43), Ron & Carol Beckham (4/335), Christina Audley (3/142), Cynthia Childs (9/12), Sam & Deborah Baker (4/280), Judith James (4/234), Robert Hung (19/20), Terry Jonason (11/1), Tori Anderson (Lot not provided), Carol Liei (11/2,3&4), Elvin Erickson (7/38 &82), Suzan LeFurgey (3/124), RV Smith (14/2&3).
- d. President Drybread introduced Committee Chairs and Paid Staff.

3. REGULAR PRESIDING OFFICER AND SECRETARY:

- a. President Laura Drybread and Secretary Yvonne Moore.

4. MEETING CALLED TO ORDER: At 9:20 am.

5. APPROVE THE AGENDA:

A motion was made by Director Cawley and seconded by Secretary Moore to approve the agenda as Amended. Removal of Resolution for Mail in Ballot to be added after line 4. The motion passed unanimously

6. REMOVAL OF RESOLUTION FOR MAIL IN BALLOT

President Drybread explained to the board that previous Leadership did not take this resolution to our Legal Advisor for review before publishing. There are issues with the resolution as written causing conflict in and between documents, changing the definition of Membership Meetings, and removing the ability for a Special Meeting vote.

A motion was made by President Drybread and Seconded by Secretary Moore to remove the resolution from this election and give consideration to re-introducing at the next Annual Meeting once language conflicts have been resolved. The motion passed unanimously

7. BOARD CANDIDATES OPEN MIC

Board Candidates were given 5 minutes to address membership and spoke in the following order:

CLEARWOOD COMMUNITY ASSOCIATION

ANNUAL MEMBERSHIP MEETING MINUTES

AUGUST 19, 2017

1. Bob Owen – Write In
2. Timothy Francen – Write In
3. Syndi Martin – Ballot Candidate
4. Richard Hill – Ballot Candidate

8. ELECTRICION QUESTIONS FROM MEMBERSHIP

Member Bob Owen stated his intent to challenge Board Resolution 2017-03-02 A Resolution to Ratify the 2018 Budget and requested the board take into consideration removal of resolution. Member Owen submitted a list of errors on the Resolution to the board which was accepted. President Drybread stated the board would take the request into consideration.

9. CLOSING FOR BALLOT COUNTING

President Drybread announced that it was 10:00am and that acceptance of ballots was now closed and that counting of ballots would begin.

10. DISCUSSION BY FIRE CHIEF

Deputy Fire Chief Slater addressed membership. Stated that the Bald Hill Fire Department was an all volunteer department that rely on people willing to volunteers. When volunteering all training and equipment is provided. Chief Slater informed membership that the burro was re evaluated this year by the WA Survey and rating bureau. A few years back the department went from an 8 to a 6 rating and have been upgraded this year August to a 5 (the lower the number the better). Members were informed that the Fire Fighter Association Meeting / Pot Luck Dinner is held the first Tuesday of the month at 6:30pm

11. BUDGET AND UPCOMING SPECIAL MEETING FOR ASSESSMENT INCREASE

President Drybread addressed membership. Because the Original Resolution introduced at the March Meeting was combined with the Budget Resolution it became necessary for us to pull them apart due to an appeal resulting in Case Law that indicated they needed to be addressed separately. The Assessment Increase was included in the Budget that was approved by the Board. The dollar amount of that increase continues to show in that Budget. Should the Assessment increase, which now must be voted on separately by way of a Special Meeting NOT pass, the Board with the assistance of the Finance Committee will have to approve a Spend Plan that will reduce spending to the last approved assessment budget.

Once the Board is seated for the next year and officers elected, it will be placed on the September Agenda and a date set.

RV Resolution - This resolution was also removed from the ballot due to a misprint in the Election Pamphlet leaving it with the potential of being voted on twice. It will be re-introduced at the same Special Meeting as the Assessment Increase.

CLEARWOOD COMMUNITY ASSOCIATION

ANNUAL MEMBERSHIP MEETING MINUTES

AUGUST 19, 2017

Notice of the Special Meeting will go out to all Members and authorized Representatives. In that mailing you will be provided with a full budget summary and financials that were inadvertently left out of the mailing but were posted on the Clearwood Website.

12. BUDGET 101 AND RESERVES BRIEFING

Treasurer Martin addressed yearly assessments. It was explained to membership that currently the yearly assessments comprises of amounts allocated to General Operations in the amount of \$310.00, General Reserves in the amount of \$145.00, Future Reserves in the amount of \$15.00 and Water Base Rate in the amount of \$185.00. The combination of these funds makes up the yearly assessment of \$655.00. The different funds were explained to membership.

13. WELL 5 PROJECT

Treasurer Martin briefed membership on Well 5. Well has been drilled and is completed. We are currently going through the testing and results are pending. The GPM (Gallons Per Minute) were received. According to the water rights from the Department of Ecology a maximum of 525GPM is allowed, based on the Water Plan and an analysis done by NWS an amount of 465GPM is required to serve the community. The 8" well tested at 500GPM and the 6" test well which was drilled within proximity of the main well gave 100GPM. So between the 2 wells the results will be 600GPM which is more than what is needed to serve the community. This saved the community \$60 000 to \$70 000.

14. OPEN MIC FOR MEMBERSHIP

- a. A dog park in the community was addressed by a member. There was discussion and President Drybread thanked the member and recommended bringing the recommendation to the board at the next monthly board meeting.
- b. A community garden was addressed by a member. There was discussion. Treasurer Martin stated she and Member Francen were looking into possible locations. President Drybread thanked the member and recommended bringing the recommendation to the next monthly board meeting.
- c. There was a discussion between members about the need for Cell Phone Coverage in Clearwood.

15. ADJOURN MEETING FOR TALLYING OF BALLOTS

A motion was made by President Drybread and Seconded by Vice President Seymour to adjourn the meeting at 10:56 and to reconvene for election results at 1:30pm. The motion passed unanimously.

16. RECONVENE TO ANNOUNCE ELECTION RESULTS

A motion was made by President Drybread and Seconded by Secretary Moore to Reconvene the meeting at 1:30pm to announce the Election Results. The motion passed unanimously.

17. QUORUM

President Drybread announced that the required quorum of 126 was achieved. 265 Ballots were received. 259 Ballots were in Good Standing.

CLEARWOOD COMMUNITY ASSOCIATION

ANNUAL MEMBERSHIP MEETING MINUTES

AUGUST 19, 2017

18. ELECTION RESULTS

- a. Elaine Sparkman & Albert Darrow reported the following:
- i. **Board Resolution 2017-03-01:** A Resolution to Comply with RCW 64.38.045 Regarding the Annual Audit (**215 YES / 30 NO**) **RESOLUTION PASSED**
 - ii. **Board Resolution 2017-03-02:** A Resolution to ratify the 2018 Budget (**99 YES / 152 NO**) **RESOLUTION PASSED**. Note: Requires 678 NO votes to fail
 - iii. **Board Resolution 2017-03-04:** A Resolution to Approve 2015 and 2016 Annual Membership Meeting Minutes (**222 YES / 20 NO**) **RESOLUTION PASSED**
 - iv. **Board Resolution 2017-03-06:** A Resolution to Amend the Rules and Regulations (the “Red Book”) concerning the Pool Season (**194 YES / 49 NO**) **RESOLUTION PASSED**
 - v. **Board Resolution 2017-03-05:** A Resolution concerning Voting by Mail-In Ballot **RESOLUTION REMOVED BY BOARD TO BE RE-INTRODUCED AT NEXT ANNUAL ELECTION**
 - vi. **Member Resolution 2017-03-07:** A Resolution to Amend the Rules & Regulations Concerning Recreational Vehicles and Equipment. **RESOLUTION REMOVED TO BE RE-INTRODUCED AT THE SAME SPECIAL MEETING AS THE ASSESMENT INCREASE. DATE TO BE ADVISED.**
 - vii. **BOARD OF DIRECTOR CANDIDATES**
 - * Richard Hill (155) **Elected**
 - * Syndi Martin (158) **Elected**
 - viii. **WRITE IN CANDIDATES**
 - * Bob Owen (36)
 - * Tim Francen (21)
 - * Property Management (4)
 - * Patty Frost (4)
 - * Vic Espinosa (3)
 - * Will Capps (1)
 - * Dru Ramsburg (1)
 - * Deborah Baker (1)
 - * Donald Duck (1)

19. ADJOURNMENT:

- a. A motion was made by President Drybread and seconded by Secretary Moore to adjourn at 1:45 pm. The motion was unanimously approved.

YVONNE MOORE,
Secretary

Membership Approval: August 2018 Membership Meeting