

Clearwood Community Association

Minutes of the Annual Membership Meeting

August 18, 2018 - ****DRAFT****

- 1 **1. MEETING CONVENED:**
- 2 a. At the Reichel Beach
- 3
- 4 **2. IN ATTENDANCE:**
- 5 a. Directors: Emily Martin (Acting President), Heather Figueroa (Secretary),
- 6 Sooze Fitsik (Treasurer), Linda Doucette (Director), Harold (Tom) Jones
- 7 (Director), John Moore (Director)
- 8 b. Managers and Staff: Rebecca Kyser (Office Manager), Racheal Paige (Office
- 9 Assistant), Albert Darrow (Maintenance/Water Manager), Matt Whitten
- 10 (Maintenance)
- 11 c. Member(s) and/or Guests, in the order they signed in: Laura Drybread
- 12 (6/497), Mariel Lindblad (4/262), Rob McCarren (1/4), Andrew Eubanks
- 13 (13/15), Glenn Alstead (3/172), Walter White (8/21), Cynthia Anderson, Jeff
- 14 Brown (6/488), Zachary Dixon, Joe Pinkham, Elvin Erickson (7/82, 7/38),
- 15 Richard Kendell (8/59), Julianna Hatch (4/228), Lori Jones (3/138), Stacey
- 16 Beggerly (9/84), Nick and Brittany Rash (13/65), Ron & Carol Beckham
- 17 (4/335), Alexa Burns (6/381), Tammy Harrison, John Parker, Priscilla Dick,
- 18 Ron & Shari Craig, Carol & Dennis Anderson, Alice Lynch (6/480), Arlene
- 19 Shaffer (7/88), Tom & Debbie Bies (2/7), Judith James (4/231), Pat
- 20 Callinsky (3/168), Bill & Jan Dorweiler (6/472), Aimee & Jose Andrade
- 21 (17/14), Crystal Bray (17/19), Malinda Poirier (19/16), Ken Moberg (16/83),
- 22 Terry Jonason (11/1), Norm Towner, Cynthia Childs (9/12), Linda Doucette
- 23 (15/11), Glenn & Ann Ford (13/17), Erika Clough (17/55), Patti Frost (19/8),
- 24 Patrick Drinkard, Suzie LeFurgey (3/124), Heather Figueroa (7/30)
- 25
- 26 **3. REGULAR PRESIDING OFFICER AND SECRETARY:**
- 27 a. Acting President Emily Martin and Secretary Heather Figueroa
- 28
- 29 **4. MEETING CALLED TO ORDER** at 9:04am.
- 30
- 31 **5. INTRODUCTIONS**
- 32 a. Directors, Staff, Members and Guests introduced themselves.
- 33
- 34 **6. APPROVE THE AGENDA:**
- 35 a. *A motion was made by Director Doucette and seconded by Acting President*
- 36 *Martin to approve the agenda. The motion passed unanimously.*
- 37
- 38 **7. BOARD CANDIDATE OPEN MIC**
- 39 a. Board Candidates were given time to address membership and spoke in the
- 40 following order:
- 41 i. Andrew Eubanks – Write In
- 42 ii. Malinda Poirier – Write In
- 43 iii. John Moore – Write In
- 44
- 45 **8. ELECTION QUESTIONS FROM MEMBERSHIP**
- 46 a. Clarification regarding the ballots being valid and counted if turn in without
- 47 the official Clearwood envelope that came with their ballot was requested.

Clearwood Community Association

Minutes of the Annual Membership Meeting

August 18, 2018 - ****DRAFT****

- 48 Confirmation was received from the Office Manager that the ballot would
49 not be counted if it were in any other envelope other than the one provided.
50 b. Member Laura Drybread stated her intent to challenge the 2018 Election
51 due to Resolutions that were fully approved by the previous Board that were
52 pulled from Membership vote.
53 c. Acting President Martin informed the Membership that the Board received
54 another challenge to the 2018 Election. It was stated that both challenges
55 have been sent to the Community's attorney to be reviewed.
56 d. Inquiry was made regarding a fourth Write In Candidate. Active President
57 Martin informed Membership that Member Pete Florschuetz is also running
58 as a Write In Candidate but was admitted into the hospital the night before.
59 e. Concern about whether Membership was to put their name on their ballots.
60 They were assured names do not go onto the ballots themselves.
61 f. Current concerns in the community were expressed and the Board was
62 asked if Membership were going to get any results with items such as
63 compliance issues, crime, and things of that nature. The Board confirmed
64 that the Violations committee is active, they look at all violations reports
65 that are submitted on Membership, however they do not write violations.
66 Any issues with drugs and crime, the Members are urged to call the Sheriff
67 to report any concerns of that nature. Maintenance will also continue to
68 write violations as they see them. There was discussion with the Board and
69 Members regarding this topic.
70

9. CLOSING FOR BALLOT COUNTING

- 71
72 a. Acting President Martin announced that it was 10:00am and the ballot
73 collecting time was now closed, and that the counting of the ballots would
74 now begin.
75

10. OPEN MIC FOR MEMBERSHIP

- 76
77 a. The topic of updating our governing documents and the times allowed to
78 make amendments to some of them was discussed as well as the new bill
79 for HOAs that was passed recently.
80 b. Concerns regarding the Audit and whether it is always made public for the
81 Community or not was expressed. The Board stated that the audit is always
82 published for Membership when it is completed.
83 c. There was discussion on the 2019 General Operations Budget.
84 d. There was discussion about how much income is generated by fines from
85 violations.
86 e. There was discussion concerning the gates and if restitution is being sought
87 by those responsible for the damage done.
88 f. There was discussion regarding what the Community does on bank
89 foreclosed homes, if assessments and fines were being collected, and how
90 violations are enforced on those homes.
91 g. A subcommittee to Violations was suggested by a member for volunteers to
92 view tapes to write violations as needed to be formed. There was discussion
93 on this topic.

Clearwood Community Association

Minutes of the Annual Membership Meeting

August 18, 2018 - ****DRAFT****

- 94 h. A member stated that volunteers are needed on all committees right now
95 and that will be the key to staying self-managed.
96 i. A member suggested that conference calls be implemented for all meetings
97 so that others that cannot be there in person can still be involved.
98 j. Emergency phone systems were discussed.
99

11. GENERAL DISCUSSION

- 100 a. Committee Briefing
101 i. Director Doucette briefed Membership on the Community Property
102 Committee and their duties. There was discussion.
103 ii. Member Poirier briefed Membership on the Management Research
104 Subcommittee and what they are working on.
105 iii. Member Lindblad briefed Membership on the Architectural Control
106 Committee and the things they do for the community, such as
107 permits for building and painting.
108 iv. Member Lindblad also briefed Membership on the Member Activities
109 Committee. The next event will be the Country Fair taking place on
110 September 8, 2018 at 12:00pm to 4:00pm at Reichel Beach.
111
112 b. Budget Discussion
113 i. Discussion on the 2019 Budget, Reserve Studies, and Reserve Study
114 Disclosures occurred.
115 1. Full line item budgets are available online for Membership to
116 view.
117 2. Reserve Study projects were discussed.
118 c. Fire Chief Steven Slater addressed the Membership.
119 i. The Bald Hills Fire Department needs volunteers. The Youth Program
120 is for 14-21-year olds. Cadets must be 18 years of age.
121

12. ADJOURN FOR TALLYING OF BALLOTS

- 122 a. Acting President Martin adjourned the meeting and invited Membership to
123 partake in the pot luck organized by Member Azzarella-Moore while awaiting
124 ballots being counted.
125
126

13. RECONVENE TO ANNOUNCE ELECTION RESULTS

- 127 a. Acting President Martin reconvened the meeting to announce the election
128 results.
129
130

14. QUORUM

- 131 a. Acting President Martin announced that the required quorum of 130 was
132 achieved. 235 Ballots were received. 232 Ballots were in Good Standing.
133
134

15. ELECTION RESULTS

- 135 a. Acting President Martin reported the following:
136 i. **Board Resolution 2018-03-01:** A Resolution to Comply with RCW
137 64.38.045 Regarding the Annual Audit - **(204 YES / 16 NO)**
138 **RESOLUTION PASSED**
139

Clearwood Community Association

Minutes of the Annual Membership Meeting

August 18, 2018 - ****DRAFT****

- 140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
- ii. **Board Resolution 2018-03-02:** A Resolution to Approve August 2017 Annual Membership Meeting Minutes and October 2017 Special Membership Meeting Minutes – **(182 YES / 30 NO) RESOLUTION PASSED**
 - iii. **Board Resolution 2018-03-03:** A Resolution to Ratify the 2019 Budget – **(149 YES / 66 NO) RESOLUTION PASSED** – Note: Requires 678 NO votes to fail
 - iv. **Member Resolution 2018-03-08:** A Resolution Concerning Mail-In Voting at ALL Membership Meetings – **(185 YES / 26 NO) RESOLUTION PASSED**
 - v. **BOARD OF DIRECTORS CANDIDATES**
 - 1. There were no candidates on the ballot
 - vi. **WRITE IN CANDIDATES**
 - 1. Andrew Eubanks (75) **ELECTED**
 - 2. John H. Moore (57) **ELECTED**
 - 3. Malinda Poirier (33)
 - 4. Pete Florscheutz (11)
 - 5. Bob Owen (6)
 - 6. Patty Kiehne (3)
 - 7. Vic Espinosa (3)
 - 8. Doug Skelly (3)
 - 9. Bill Owen (2)
 - 10. Ron Smith (2)
 - 11. Robert Owen (2)
 - 12. Mike Biles (1)
 - 13. Queen Cawley (1)
 - 14. Val Cawley (1)
 - 15. Brian Gerrish (1)
 - 16. Greg Guyette (1)
 - 17. Terry Jonason (1)
 - 18. Doug Lee (1)
 - 19. Syndi Martin (1)
 - 20. John W. Moore (1)
 - 21. Mickey Mouse (1)
 - 22. Beth Stewart (1)

16. ADJOURNMENT

- 176
177
178
179
180
181
- a. *A motion was made by Acting President Martin and seconded by Treasurer Fitsik to adjourn the Annual Membership Meeting at 12:55pm. The motion passed unanimously.*

182 **Minutes Prepared by:**
183 Wendi Broden
184 *Executive Secretary*