

NOTICE OF ANNUAL GENERAL MEMBERSHIP MEETING

November 5th, 2022 at 9:00am – Via Zoom & In Person (For Those Who Do Not Have Access to Zoom) at Lackamas Elementary - 16240 Bald Hill Rd SE, Yelm, WA 98597

Zoom Link:

<https://us02web.zoom.us/j/88347552409>

Zoom Meeting ID 883 4755 2409

Notice is hereby given that the Annual General Membership Meeting of the Clearwood Community Association, hereinafter referred to as Clearwood, will be held Via Zoom (link information above) and in person (for those who do not have access to Zoom) at Lackamas Elementary - 16240 Bald Hill Rd SE, Yelm, WA 98597, the **5th of November 2022 at 09:00 AM**, the purpose of which shall be to conduct Association business.

MINUTES

1. **Call to Order – 9:02 am.** This meeting is being audio and video recorded. The agenda is in the Voter's Pamphlet. Member comments will be invited at the end. A Board meeting to select officers will be held immediately following this meeting.
1. **In attendance** – Walter White, Alexa Burns, Allyson M, Gary LaGuire, Jennifer Spidle, M Young, Mitch Waterman, Richard Houghton, Christian Gates, Tim Kramer, Sabrina Soriero, Phil Holzinger, Brian Gerrish, Bill Willmott, Racheal Paige, Bob Anderson, Cassi, KStowe, Dan Mortensen, Danny T, Linda, Collese Dahlberg, Cara Farmer, Mariel Lindblad, Kirsten's iPhone, Erika Clough, Nicole's iPhone, Shawn Hoey, Jay
2. **Certification of Quorum** – Racheal Paige, General Manager, reported that ballots received have exceeded the required 136. A total of 266 have been received, plus what came in today.
2. **Proof of Notice of Annual General Meeting** – As required, the unopened envelope mailed to business address has been received.
3. **Water Conservation** – Richard Houghton narrated a PowerPoint presentation, which is available online
4. **Well Updates** – Mitch Waterman, reported that the Well 5 project is behind schedule but within the approved budget.
5. **2022 Reserves Report** – Jennifer Spidle, Accounting Manager, reported on the 30 year plan for replacing assets. The plan is currently 29% funded.
6. **2021 Audit Presentation** – Auditor Dan Mortensen reported that the financial records are adequately and fairly stated

10:00 am – Announcement that the voting is closed.

7. Committee Reports

- a. Finance Committee – Phil Holzinger, Committee Chair, reported that the committee creates budget. It is going well and may drop to one meeting a month instead of two. New members are needed.
- b. Architectural Control Committee (ACC) - Alexa Burns reported that the committee meets Wednesday mornings at 9:00 am to review requests for permits and post those that are approved.
- c. Violation Committee – Walter White reported that the committee meets every other Friday at 9:00 am by Zoom.
- d. Member Activities Committee (MAC) - Alexa Burns and Richard Houghton reported that this is the committee that plans and hosts community events. New members are welcome, along with volunteers to help at specific events.
- e. **Break at 10:27 am, reconvene at 10:48 am**

8. Certification of Election Results – 337 total votes

9. 2023 Budget Results

- a. Resolution 2022-09-01 – A Resolution to Ratify the 2023 **Budget passed 127/210**

10. Bylaw Resolution Results

- a. Resolution 2022-09-02 – A Resolution to Amend the Bylaws to Provide for an Audit Review and Remove Language Which is Incorrect **Passed 275/43**
- b. Resolution 2022-09-03 – A Resolution to Amend the Bylaws to Provide the Board with Discretion in Setting the Interest Rate on Assessments **Passed 237/78**

11. Rules & Regulations Resolution Results

- a. Resolution 2022-09-04 – A Resolution to Amend the Rules and Regulations Regarding Disclosure of Association and Member Information **Passed 238/77**
- b. Resolution 2022-09-05 – A Resolution to Amend the Rules and Regulations Permanent Vehicle Stalls **Passed 211/101**

12. Administrative Resolutions

- a. 2022-09-06 – A Resolution to Approve the 2021 Annual Membership Meeting Minutes **Passed 238/25**

13. Board Candidate Election Results

- a. Christopher Fincke Not elected - 143
- b. Christian Gates - **Elected - 233**
- c. Phillip Holzinger - **Elected - 211**
- d. Walter White - **Elected - 197**

14. Member Open Forum

15. Adjournment – 11:00 am

