

Clearwood Community Association
Regular Meeting of the Board of Directors
April 12, 2023 at 7:30 pm via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

AGENDA

1. **Meeting Called to Order – 7:30 pm**
2. **Welcome and Opening Comments –**
3. **Roll Call**
 - a. **Directors:** Presiding - Walter White, Vice President (WW); Alexa Burns (Secretary) (AB), Tim Kramer (Treasurer) (TK); Phillip Holzinger (Director) (PH); Christian Gates (Director) (CG); Sabrina Soriero, (Director) (SS)
Absent: Richard Houghton, President (RH)
 - b. **Staff:** Racheal Paige, General Manager (RP); Jennifer Spidle, Accounting Manager (JS); Mitch Waterman, Owner's Representative (MW)
 - c. **Guests:** Mariel Lindblad; Gary LaGuire; Cathie Alonzo; Erika Clough; George and Nancy Nelson; Kelly Cunningham; Bro Jeffery Simon; Cara Farmer
4. **Introductions**
5. **Approval of Agenda –** *Motion by WW with second by PH to approve the Agenda for the April 12, 2023, Special Board Meeting. Motion passes.*
6. **Member Questions and Comments on Agenda Items –** none at this time
7. **Business** *Motion by WW with second by CG to suspend the rule requiring a motion before discussion. Motion passes.*
 - a. Update on Roads and Water Project – Weyerhaeuser issues with Dept. of Natural Resources potentially will impact us. CCA planned to put in a bridge for an estimated \$347,000 to avoid being impacted by Weyerhaeuser, but the second bid came back at \$668,000. In the meantime, Weyerhaeuser is vacillating and it is uncertain what they will do and what impact it may actually have on us. We run the risk of the bridge project running out of control and not getting good value, depending on what Weyerhaeuser does. Other options are to slip line it (\$85,000) or make embankment improvements (add rock for \$13,500). Recommendation: make embankment improvements by putting riprap down and paving over the road per the roads and pipes project. *Motion by WW with second by PH to Reinstate the rule requiring a motion before discussion. Motion passes. Motion by AB with second by WW to pursue the embankment improvements and stop work on the bridge. Motion passes.*
 - b. **Member Open Forum –**
 - i. Gary LaGuire, is there 25-year life span on culvert? MW – yes, according to estimate in book. Is there a break in the contract? No – it was in the design phase, not construction. Contractor? KPFF did the original estimate, their subcontractor did the second estimate.
 - c. Cathie – what is a slip line? MW – It involves diverting the stream, emptying and relining the metal culvert.
 - d. Erika – Where in the 10-year timeline is the repaving by the front gate? WW – it was originally the second project, Weyerhaeuser changed that. Still looking at what's next. Estimate that it will be 2024.
12. **Adjourn – 8:07 pm**

For Future Meetings –

Updating Community Plan
RV parking location in Clearwood

Next Regular Board Meeting:

April 22, 2023, at 9:00 am

The reference materials used at this Board meeting are available to be transmitted digitally at no charge. There will be a cost associated with a print copy. Please complete a Request to Inspect Association Records form available in the office or at <http://www.clearwood-yelm.com/documents-and-forms/>