

Clearwood Community Association
Special Meeting of the Board of Directors
August 18, 2023 at 6:30 pm via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

MINUTES

1. **Meeting Called to Order – 6:31 pm**
2. **Welcome and Opening Comments** – We are being video- and audio-recorded on Zoom. The agenda for this meeting is on the website. If a Board Member wishes to speak, raise your digital hand so we can avoid talking over one another. Non-board members will be given two opportunities to speak: under Item 6 “Member Questions and Comments” and Item 12 “Member Open Forum”.
3. **Roll Call**
 - Directors:** Richard Houghton, President (RH); Alexa Burns (Secretary) (AB), Tim Kramer (Treasurer) (TK); Phillip Holzinger (Director) (PH); Christian Gates (Director) (CG)
 - Absent:** Walter White, Vice President (WW); Sabrina Soriero, (Director) (SS)
 - Quorum Verified**
 - a. **Staff:** Mitch Waterman, Owner’s Representative (MW); Racheal Paige, General Manager (RP)
 - b. **Guests:** Craig Homolka; Maria Davis; Mariel Lindblad; Member; Cathi Alonzo; Bob Anderson
4. **Introductions**
5. **Approval of Agenda** – *Motion by RH with second by PH to approve the agenda for the August 18 meeting of the Board. Motion carries.*
6. **Member Questions and Comments on Agenda Items** – guests polled, no one had questions.
7. **Business**
 - a. Backstop at Harrington Park – *Motion by RH with second by PH to allow the GM to expend not to exceed \$9000 from Reserves to repair the backstop and fence at Harrington Park. Motion carries.* Discussion: a tree had fallen across the backstop.
 - a. Capital Request – Roads Project – *Motion by RH with second by TK to approve Change Order #2 to move funds from prior years assessments in an amount to be determined as a result of the discussion and for the General Manager to expend those funds. Amendment by RH with second by TK: replace “in an amount to be determined as a result of the discussion” with “in an amount of not to exceed \$60,000”. Amendment carries. Amended Motion: Motion by RH with second by TK to approve Change Order #2 to move funds from prior years assessments in an amount not to exceed \$60,500 and for the General Manager to expend those funds. Amended Motion carries.* Discussion. Did not do a capital request memo so we have no contingency funds set aside. GM to expend funds for Change Order 2 (7 items). Board consensus to eliminate rumble strips, explore other ways of protecting pedestrians that will not be as noisy.
8. **Member Open Forum** – Cathie – what are options to rumble strip? RH – PVC poles of varying heights. PH – “mumble strip”.
Executive Session – *Motion by PH with second by RH to adjourn to Executive Session at 7:00 pm, with guest Racheal Paige, for legal and personnel matters. Motion carries.*
9. **Reconvene General Session – 7:14 pm**
10. **Motions arising from Executive Session**
 - a. *Motion by RH with second by PH to clarify previous motion regarding the proposed settlement offer with Div/Lot 06/579, removing half the fines, if accepted within 10 days after receiving the letter. Motion carries.*
11. **Adjourn – 7:17 pm.**

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Next Regular Board Meeting:

August 26, 2023, at 9:00 am