

Clearwood Community Association
Regular Meeting of the Board of Directors
August 26, 2023 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

AGENDA

1. **Meeting Called to Order –**
2. **Welcome and Opening Comments –**
3. **Roll Call**
 - Directors:** Richard Houghton, President (RH); 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)
 - a. **Staff:**
 - b. **Guests:**
4. **Introductions**
5. **Approval of Agenda –**
6. **Member Questions and Comments on Agenda Items –**
7. **Approval of Consent Agenda –**
 - a. Minutes of July 22, 2023, Regular Board Meeting
 - b. Minutes of August 18, 2023, Special Board Meeting
 - c. Minutes of July 17, 2023, Finance Committee Meeting
 - d. Minutes of July 24, 2023, Member Activities Committee Meeting
 - e. Minutes of June 9, 2023, Violations Committee Meeting
 - f. Departure of Christian Gates from the Violations Committee
 - g. Appointment of Richard Houghton to the Violations Committee
 - h. Departure of Carol Anderson from the Violations Committee
 - i. *Appointment of Marija Holzinger to the Community Property committee
 - j. *Appointment of Kelly Cunningham to the Community Property Committee
 - k. *Appointment of Keturah Hudgins to the Community Property Committee
 - l. *Appointment of Kelly Burningham to the Violations and Architectural Control Committees

*Pending completion of background check
8. **General Manager's Report – RP:**
9. **Owner's Representative Report – MW:**
10. **Accounting Manager's Report – JS:**
11. **Business**
 - a. Financial Reports –
 - i. July Financial Reports
 1. 2023 07 Unaudited Financial Report as of July 31, 2023
 2. 2023 07 Reserve Reconciliation
 3. 2023 08 01 Transfer Resolution Ratification
 - b. 2024 Reserve Study
 - c. Water Rate Study
 - d. 2024 Budget –
 - i. Communication to Residents –
 - j. Committee Reports
 - i. MAC:
 - ii. Violations Committee:
 - iii. Elections Committee:
 - iv. CPC:
12. **Member Open Forum –**
13. **Executive Session –**
14. **Reconvene General Session –**
15. **Motions arising from Executive Session**

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/>

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14. Adjourn –

Next Regular Board Meeting:

September 16, 2023, at 9:00 am (Note that this is the THIRD Saturday, in order to meet the time frames for approving the budget.)