

Clearwood Community Association
Regular Meeting of the Board of Directors
July 24, 2021 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

DRAFT AGENDA

- 1. Meeting Called to Order**
- 2. Roll Call**
 - a. Directors: Malinda Poirier, President (MP); Richard Houghton, Vice President (RH); Alexa Burns (Secretary) (AB), Deborah Baker, Director (DB); Walter White (Treasurer) (WW); Tyler Marketon, Director (TM); Ray Brooks, Director (RB)
 - b. Staff:
 - c. Guests:
- 3. Introductions**
- 4. Approval of Agenda**
- 5. Approval of Consent Agenda**
 - a. Minutes of June 26, 2021, Board Meeting
 - b. Minutes of July 14, 2021, Special Board Meeting
 - c. Minutes of June 28 Finance Committee Meeting
 - d. Minutes of July 12 Finance Committee Meeting
 - e. Minutes of June 4 Violations Committee Meeting
 - f. Report dated July 8 from ACC
- 6. Welcome and Opening Comments**
- 7. General Manager's/Owner's Representative Report**
- 8. Member Agenda Questions**
- 9. Business - Operations**
 - a. Unaudited Financial Reports as of June 30, 2021
 - b. Reserve Transfer Resolution 2021-07-01
 - c. 100% KPFF Report
 - i. Collaborating with Comcast/PSE/Consolidated
 - d. Longmire Tennis Court Design Approval
 - i. Longmire Tennis Court Capital Request
 - e. Finalize CCA's Strategic Plan
 - f. 2022 Budget
 - g. Joint Partners Communications Proposal
 - h. Increase Lien Fees
 - i. Water Usage Rate Study
- 10. Executive Session – Legal issues**
 - a. 2018 Audit
- 11. Reconvene General Session**
- 12. Motions resulting from Executive Session**
- 13. Business – Governance**
 - a. ACC Employee
 - b. Elections – Voting Process
 - c. 2021 AGM Draft Resolutions
 - i. Background Checks
 - ii. Renter's Fees
 - iii. Buyer's Transfer
 - iv. Impact Fees (2 alternatives)
 - v. Parking (Only on the Side of the Road)
 - vi. RV/Boat Screening
 - vii. Carports

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- viii. Non-licensed Motorized Vehicles on Clearwood Roads – Action Item: RP ask about insurance liability. Ask Policy Subcommittee to remove existing language as part of Red Book Update.
 - ix. Remove fee for monthly dues payments
 - x. Lien Foreclosure and tax arrearages
 - d. New Office Building - Finalize Scope
 - e. When to resume committee meetings in person
 - f. Committee Reports
 - i. Elections Committee
 - ii. Member Activities Committee (MAC)
 - 1. Who is available for poker run? Best Hours?
 - iii. Community Property Committee (CPC)
 - iv. Violations Committee
 - g. Communication to Residents
 - i. Facebook Cover Photo Contest
 - ii. Volunteer Spotlight – Finance Committee Member
 - iii. Media – Weekly Email Newsletter, Quarterly Paper Newsletter, Website, Facebook
 - iv. 2021 AGM – Advertised and Resolution drafts published.
 - v. Idea - “Thank you Thursdays”
- 14. Member Open Forum**
- 15. Executive Session – Legal issues**
- a. Next Steps Regarding Septic Issue
 - b. Violations Issues
- 16. Reconvene General Session**
- 17. Motions resulting from Executive Session**
- 18. Adjourn**
- 19. Future Agenda Items**
- a. New Board Member Orientation.
 - b. Discussion on best use of boat yard
 - c. Security System
 - d. Audit of 2020 Minutes
 - e. Letter to Prosecutor
 - f. Energy efficiency - Future Reserve Repairs
 - g. Advertise that there is a reward for turning in vandals (if costs plus fine are collected). Post photos on website and in newsletter. GM have authority to bill people for actual cost plus 10%.
 - h. Signs warning of pedestrian traffic
 - i. Container Homes
 - j. Create resolution for 2022 Election to recoup costs relating to vandalism
- 20. RP Action Items**
- 21. Board Action Items**
- a. MP and RH work to reorganize 2021 Action Plan to be able to track in software.

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- b. MP - Write in next newsletter an update on office building.
- c. AB and MP develop language for signage at parks and beaches
- d. RH design sign for sharing road with pedestrians

Next Regular Board Meeting: August 28, 2021, at 9:00 am