

Clearwood Community Association
Regular Meeting of the Board of Directors
February 26, 2022 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

***DRAFT AGENDA**

- 1. Meeting Called to Order –**
- 2. Welcome and Opening Comments –**
- 3. Roll Call**
 - a. **Directors:** Richard Houghton, (President) (RH); Walter White (Vice President) (WW); Alexa Burns (Secretary) (AB), Tim Kramer (Treasurer) (TK); Tyler Marketon, (Director) (TM); Deborah Baker, (Director) (DB); Sabrina Soriero, (Director) (SS); Malinda Poirier (Ex Officio Member) (MP)
 - b. **Absent:**
 - c. **Quorum:**
 - d. **Staff:**
- 1. Introductions**
- 2. Approval of Agenda –**
- 3. Member Questions and Comments on Agenda Items - none**
- 4. Approval of Consent Agenda –**
 - a. Minutes of January 22, 2022, Board Meeting
 - b. Minutes of November 15, 2021, Finance Committee Meeting
 - c. Minutes from December 15, 2021, Finance Committee Meeting
 - d. Minutes from January 10, 2022, Finance Committee Meeting
 - e. Minutes from February 7, 2022, Finance Committee Meeting
 - f. Minutes from January 14, 2022, Violations Committee Meeting
 - g. Minutes from January 28, 2022, Violations Committee Meeting
 - h. Minutes from January 11, MAC Meeting
 - i. Minutes from January 25, 2022, MAC Meeting
 - j. Minutes from February 8, 2022, MAC Meeting
 - k. To seat Ted Krembs on the Finance Committee
- 5. General Manager's Report –**
- 6. Owner's Representative Report –**
- 7. Accounting Manager's Report**
- 8. Business – Operations –**
 - a. Leak Detection –
 - b. Pool Electrical Change Order
 - c. Well 5 –
 - d. Roads and Water –
 - e. Tennis Court Funding
 - f. Fines and Fees Schedule
- 9. Business – Governance**
 - a. Year End Financial Report for 2021
 - b. 2022 Unaudited Financial Report through January 31, 2022
 - c. Transfer Resolution 02-02-2022
 - d. Harassment Policy
 - e. Action Item on embezzlement
 - f. Violations Review Panel Venues
 - g. May Clean-up Month
 - h. Committee Reports
 - i. Elections Committee –
 - ii. Member Activities Committee (MAC) –
 - iii. Community Property Committee (CPC) –
 - iv. Violations Committee –

Clearwood Community Association
Regular Meeting of the Board of Directors
February 26, 2022 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

***DRAFT AGENDA**

- i. Communication to Residents
 - i. Volunteer Spotlight –
 - ii. Media –
 - 1. Weekly Email Newsletter,
 - 2. Website – updating and possible Resource page
 - 3. Facebook
 - 4. Quarterly newsletter –
- 10. Member Open Forum –**
- 11. Executive Session – Legal and Personnel Issues**
- 12. Reconvene General Session –**
- 13. Motions Resulting from Executive Session**
- 14. Adjourn –**
- 15. Future Agenda Items**
 - a. Quarterly Paper Newsletter
 - b. Use of grazing animals to clear brush
 - c. Discussion on best use of boat yard
 - d. Security System
 - e. Energy efficiency - Future Reserve Repairs
 - f. 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%.
 - g. Signs warning of pedestrian traffic
 - h. Resolutions for 2022
 - i. R&R on Releasing information
 - ii. To recoup costs relating to vandalism
- 16. GM Action Items**
- 17. Board Action Items**
 - a. MP and RH work to reorganize 2021 Action Plan to be able to track in software
 - b. MP - Write in next newsletter an update on office building
 - c. RH design sign for sharing road with pedestrians
 - d. Policy Subcommittee work on Harassment Policy for Employees
 - e. RH, AB and RP to explore using grazing animals to clear brush

Minutes Submitted By:

Next Regular Board Meeting: March 26, 2022, at 9:00 am