

Clearwood Community Association
Regular Meeting of the Board of Directors
March 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. **Staff:**
 - c. **Introductions**
1. **Approval of Agenda –**
2. **Member Questions and Comments on Agenda Items –**
3. **Approval of Consent Agenda –**
 - a. Reschedule September Board Meeting from September 24 to September 17
 - b. Minutes of February 26, 2022, Board Meeting
 - c. Minutes from February 21, 2022, Finance Committee Meeting
 - d. Minutes from March 7, 2022, Finance Committee Meeting
 - e. Minutes from February 11, 2022, Violations Committee Meeting
 - f. Minutes from February 22, 2022, MAC Meeting
 - g. Minutes from March 8, 2022, MAC Meeting
 - h. ACC Report for February 2022
4. **General Manager's Report –**
5. **Owner's Representative Report –**
6. **Accounting Manager's Report –**
7. **Business – Operations –**
 - a. Fines and Fees Schedule – Increase of ACC permit fee to \$200 for houses
 - b. Capital Request - Emergency Capital Spending
 - c. Capital Request – Water Leak Repair
 - d. Capital Request – Brookside Bridge
 - e. Capital Request – Sunset Beach
 - f. Capital Request - Removal of Cul-de-Sac Trees
 - g. Moving Forward with other Dock and Bridge Replacement/Repairs
 - i. Capital Request - Docks and Bridges
 - h. Back Gate Access for Motorcycles
 - i. Paint Colors for Community Properties
8. **Business – Governance**
 - a. 2022 Unaudited Financial Report through February 28, 2022 –
 - b. Transfer Resolutions –
 - c. Reserves 10-Year Plan –
 - i. Projects Matrix
 - d. 2023 Budget Development Calendar -
 - e. Harassment Policy –
 - f. Update on Embezzlement –
 - g. Violations Review Panel Venues –
 - h. Resolutions writing –
 - i. Buyer's Transfer Fee -
 - j. Committee Reports
 - i. Elections Committee – Quorum Clarification
 - ii. Member Activities Committee (MAC) –

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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- iii. Community Property Committee (CPC) –
- iv. Violations Committee –
- v. ACC –
- k. Communication to Residents
 - i. Volunteer Spotlight – Finance Committee
 - ii. Weekly Email Newsletter -
- 9. Member Open Forum –**
- 10. Executive Session – Legal and Personnel Issues –**
- 11. Reconvene General Session –**
- 12. Motions Resulting from Executive Session**
- 13. Adjourn –**
- 14. Future Agenda Items**
 - a. Use of grazing animals to clear brush
 - b. Discussion on best use of boat yard
 - c. Security System
 - d. Signs warning of pedestrian traffic
 - e. Resolutions for 2022
 - i. R&R on Releasing information
 - ii. To recoup costs relating to vandalism
- 15. GM Action Items**
- 16. Board Action Items**
 - a. RH design sign for sharing road with pedestrians
 - b. RH, AB and RP to explore using grazing animals to clear brush

Next Regular Board Meeting: April 23, 2022, at 9:00 am