

Clearwood Community Association  
Regular Meeting of the Board of Directors  
**May 21, 2022 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**
  - a. **Directors:** Richard Houghton, (President) (RH); Walter White, Vice President (WW); Alexa Burns (Secretary) (AB), Tim Kramer (Treasurer) (TK)(joined at 10:33 am) ; Tyler Marketon, (Director) (TM); Deborah Baker, (Director) (DB); Sabrina Soriero, (Director) (SS); Malinda Poirier (Ex Officio Member) (MP)
  - b. **Staff:**
  - c. **Guests:**
4. **Introductions**
5. **Approval of Agenda**
6. **Member Questions and Comments on Agenda Items**
7. **Approval of Consent Agenda**
  - a. Minutes of April 23, 2022, Board Meeting
  - b. Minutes of April 18, 2022, Finance Committee Meeting
  - c. Minutes of May 2, 2022, Finance Committee Meeting
  - d. Minutes of May 9, 2022, Elections Committee
  - e. Minutes of April 26, 2022, MAC Meeting
  - f. Minutes of March 11, 2022, Violations Committee
  - g. Minutes of March 25, 2022, Violations Committee
  - h. Minutes of April 8, 2022, Violations Committee
  - i. Minutes of April 22, 2022, Violations Committee
  - j. Seat Nate Karnes to the Finance Committee
8. **General Manager's Report**
9. **Owner's Representative Report**
10. **Accounting Manager's Report**
11. **Board Business**
  - a. KPFF 90% report
  - b. 2022 Unaudited Financial Report through April 30, 2022
  - c. April 2022 Reserve Reconciliation Report
  - d. Transfer Resolutions 2202 05 01
  - e. 2023 Budget Assumptions
  - f. Pool Funding Request
  - g. Roof Capital Request
  - h. Reschedule November and December Board Meetings
  - i. Elections Timeline for 2022
  - j. Revisions to Elections Manual
  - k. Dates for Town Halls
  - l. Aesthetics – Vehicles, mossy roofs, etc.
  - m. Resolutions for 2022
    - i. R&R on Releasing information
    - ii. To recoup costs relating to vandalism
    - iii. Audit Waiver
    - iv. Buyer's Transfer Fee
    - v. Monthly Assessments
    - vi. Basketball Hoops
  - n. Committee Reports
    - i. Elections Committee –

Clearwood Community Association  
Regular Meeting of the Board of Directors  
**May 21, 2022 at 9:00 am** via Zoom  
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

**AGENDA**

- ii. Member Activities Committee (MAC) –
- iii. Community Property Committee (CPC) –
- iv. Violations Committee –
- v. ACC –
- o. Communication to Residents
  - i. New Member Orientation
- 12. Member Open Forum –**
- 13. Executive Session – Legal and Personnel Issues –**
- 14. Reconvene General Session –**
- 15. Motions Resulting from Executive Session**
- 16. Adjourn –**
- 17. Future Agenda Items**
  - b. Contingency Account
  - c. Use of grazing animals to clear brush
  - d. Discussion on best use of boat yard
  - e. Signs warning of pedestrian traffic
- 18. GM Action Items**
  - a. Find a location where the Violations Review Panel can meet in person. Suggestions:  
Fire Station, Lackamas School, meeting room at Single Tree.
- 19. Board Action Items**
  - f. WW to work with JS to bring forward for a vote in November the resolution regarding the Buyer's Transfer Fee.
  - g. RP, RH and AB finalize the process for the Volunteer Spotlight
  - h. RH design sign for sharing road with pedestrians
  - i. RH, AB and RP to explore using grazing animals to clear brush

**Next Regular Board Meeting:** June 25, 2022, at 9:00 am