

Clearwood Community Association
Regular Meeting of the Board of Directors
November 19, 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); Sabrina Soriero, (Director) (SS); Phillip Holzinger (PH); Christian Gates (CG)
 - 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 October 22, 2022, Board Meeting
 - b. Minutes November 5, 2022, Special Board Meeting
 - c. Minutes of October 17, 2022, Finance Committee Meeting
 - d. Minutes of October 17, 2022, MAC Meeting
 - e. Minutes of October 24, 2022, MAC Meeting
 - f. Minutes of August 26, 2022, Violations Committee Meeting
 - g. ACC Open Permits as of November 17, 2022
8. **General Manager's Report –**
9. **Owner's Representative Report –**
10. **Accounting Manager's Report –**
11. **Business**
 - a. Financial Reports -
 - i. 2022 Unaudited Financial Report October 31, 2022
 - ii. October 2022 Reserve Reconciliation Report
 - iii. Transfer Resolution 22 11 01
 - b. Capital Request – Water Meters for Phase 2
 - c. Committee Assignments
 - i. Elections
 - ii. Member Activities
 - iii. Community Property
 - iv. Violations
 - v. Architectural Control
 - d. Board Training
 - e. Update Community Plan
 - f. Background Checks for Board and Committees
 - g. Committee Reports
 - i. Elections Committee –
 - ii. Member Activities Committee (MAC) –
 - iii. Community Property Committee (CPC) – on hiatus
 - iv. Violations Committee –
 - v. ACC –
 - o. Communication to Residents –
 - p. Board Meeting Schedule for 2023
12. **Member Open Forum –**
13. **Executive Session – Personnel and Legal Issues –**
14. **Reconvene General 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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15. **Motions Resulting from Executive Session –**

16. **Adjourn –**

Next Regular Board Meetings:

December 14, 2022, at 9:00 am

January 28, 2023, at 9:00 am