

Clearwood Community Association  
Regular Meeting of the Board of Directors  
**March 25, 2023 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); Phillip Holzinger (Director) (PH); Christian Gates (Director) (CG); Sabrina Soriero, (Director) (SS)
  - 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 February 25, 2023, Board Meeting
  - b. Minutes of February 20, 2023, Finance Committee Meeting
  - c. Minutes of February 13, 2023, Member Activities Committee Meeting
  - d. Minutes of February 27, 2023, Member Activities Committee Meeting
  - e. Minutes of February 24, 2023, Violations Committee Meeting
  - f. ACC Open Permits
8. **General Manager's Report –**
9. **Owner's Representative Report –**
10. **Accounting Manager's Report –**
11. **Executive Session**
12. **Reconvene Regular Session**
13. **Business**
  - a. Park closure hours
  - b. Replace Valves
  - c. Change Order for Well 5 and 6
  - d. Quote for Meters
  - e. Final Pool Rules
  - f. Financial Reports –
    - i. January Financial Reports
      1. 2023 01 Unaudited Financial Report as of January 31, 2023
      2. 2023 01 Reserve Reconciliation
      3. 2023 03 01 Transfer Resolution Ratification
    - ii. February Financial Reports
      1. 2023 0228 Unaudited Financial Report as of February 28, 2023
      2. 2023 0228 Reserve Reconciliation
      3. 2023 03 02 Transfer Resolution Ratification
      4. 2023 03 03 Transfer Resolution
  - g. Committee Reports
    - i. Elections Committee –
    - ii. Member Activities Committee (MAC) –
    - iii. Community Property Committee (CPC) –
    - iv. Violations Committee –
    - v. ACC –
  - i. Communication to Residents –
12. **Member Open Forum –**
13. **Adjourn –**

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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**For Future Meetings –**

Updating Community Plan  
RV parking location in Clearwood

**Next Regular Board Meeting:**

April 22, 2023, at 9:00 am