

Clearwood Community Association  
Regular Meeting of the Board of Directors  
**July 22, 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**
  - Directors:** Richard Houghton, President (RH); Walter White, Vice President (WW); Alexa Burns (Secretary) (AB), Tim Kramer (Treasurer) (TK); Phillip Holzinger (Director) (PH); Sabrina Soriero, (Director) (SS); Christian Gates (Director) (CG);
  - a. **Staff:**
  - b. **Guests:**
4. **Introductions**
5. **Approval of Agenda –.**
6. **Member Questions and Comments on Agenda Items –**
7. **Approval of Consent Agenda –**
  - a. Minutes of June 24, 2023, Regular Board Meeting
  - b. Minutes of June 19, 2023, Finance Committee Meeting
  - c. Minutes of June 12, 2023, Member Activities Committee Meeting
  - d. Minutes of July 10, 2023, Member Activities Committee Meeting
  - e. Appointment of Christine Stahlman to the Member Activities and Community Property Committees
  - f. Appointment of Phillip Holzinger to the Community Property Committee
  - g. Appointment of Marija Holzinger to the Community Property committee
  - h. Appointment of Christen Baker to the Community Property and Member Activities Committees
  - i. Appointment of Kelly Cunningham to the Community Property Committee
  - j. Appointment of Keturah Hudgins to the Community Property Committee
  - k. \*Appointment of Kelly Burningham to the Violations and Architectural Control Committees - \*Pending completion of background check
8. **General Manager's Report –**
9. **Owner's Representative Report –**
10. **Accounting Manager's Report –**
11. **Business**
  - a. Financial Reports –
    - i. June Financial Reports
      1. 2023 06 Unaudited Financial Report as of June 30, 2023
      2. 2023 06 Reserve Reconciliation
      3. 2023 07 01 Transfer Resolution Ratification
    - b. 2024 Budget
    - c. 990 Application (for 501.C.4 Status)
    - d. David Asher – member/owner
    - e. Change order for Roads Project
    - f. Cameras for Office and Shop
    - g. Late Night Swim
    - h. Valve Project Final Bill Approval
    - i. Scheduling Budget Town Hall
    - j. Scheduling 3<sup>rd</sup> Strategic Planning Meeting
    - d. Update on Attorney's opinion regarding proposed Board Resolutions
    - e. Update on Administrative Office Design –
      - i. Banners for Recruiting Volunteers -
      - j. Communication to Residents –

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- 12. Member Open Forum –**
- 13. Executive Session –**
- 14. Reconvene General Session –**
- 15. Motions arising from Executive Session**
- 16. Adjourn –**

**For Future Meetings –**

RV parking location in Clearwood

**Next Regular Board Meeting:**

August 26, 2023, at 9:00 am