

Clearwood Community Association
Regular Meeting of the Board of Directors
January 27, 2024 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

MINUTES

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), Phillip Holzinger, Director (PH); Christian Gates, Director (CG); Tim Kramer, Treasurer (TK); Kelly Burningham, Director (KB)
 - Staff:**
 - Guests:**
4. **Introduction –**
5. **Approval of Agenda –**
6. **Member Questions and Comments on Agenda Items –**
7. **Approval of Consent Agenda –**
 - a. Minutes of December 16, 2023, Regular Board Meeting
 - b. Minutes of December 11, 2023, Finance Committee Meeting
 - c. Minutes of December 11, 2023, Member Activities Committee Meeting
 - d. To seat on the Architectural Control Committee: Richard Houghton, Kelly Burningham and Alexa Burns
 - e. To seat on the Elections Committee: Bob Coffey, Sarah Eden, Mariel Lindblad, Walter White, and Alexa Burns
 - f. To seat on the Finance Committee: Sarah Eden, Phillip Holzinger, Tim Kramer, Jackie Lambert, and Alexa Burns
 - g. To seat on the Member Activities Committee: Richard Houghton, Janelle Jackson, Mariel Lindblad, Christine Stahl, and Alexa Burns
 - h. To seat on the Violations Committee: Deborah Baker, Kelly Burningham, Sarah Eden, Richard Houghton, and Walter White
8. **General Manager's Report –**
9. **Owner's Representative Report –**
10. **Accounting Manager's Report –**
11. **Business**
 - a. Financial Reports –
 - i. Transfer Resolution Ratification(s)
 - b. Capital Request for Truck Repair
 - c. 2024 Emergency Capital Request
 - d. New RCW 64.38.130 regarding tenant screening – Resolution
 - e. Assignments of Board liaisons to committees –
 - f. Seating committee members –
 - g. Potential Grant for Skate Park –
 - h. Communication to Residents –
 - i. Committee Reports
 - a. MAC –
 - b. ACC –
 - c. Violations Committee –
 - d. Elections Committee –
 - e. CPC –
12. **Member Open Forum –**
13. **Executive Session –**
14. **Reconvene General Session –**
15. **Motions arising from Executive 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/>

Clearwood Community Association
Regular Meeting of the Board of Directors
January 27, 2024 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

MINUTES

16. Adjourn –

Next Regular Board Meeting:

February 24, 2024, at 9:00 am