**MOA Board Meeting Minutes**

**6:30 p.m., August 10, 2023, In the Clubhouse**

**CALL TO ORDER AT 6:34 P.M.**

Board members present: Heidi Burkheimer, Linda Dement, Aaron Grenlund, Jon House, Cindy Hutchinson, Mark Thurber, Hillari Mohler, Jennifer Reed, Josh Beloit,

Non-Board members present: JC Higgins/Lorne Martin; ACC member Greg Dement

**QUORUM ESTABLISHED**

**OPEN FORUM**

**MINUTES**

July Board minutes approved.

**FINANCIAL REPORT**

**Assets total:** $162,130.13

**Savings;** $70,387.00 **reserves:** $14,903.42

**CD with Edward Jones:** $74,339.71

**Cash on hand:** $2,500.00

Notes: 12 lots w/balances and 3 RV spaces

Linda to contact the city and find out about the credits and increased sewage bill.

**COMMITTEE REPORTS**

1. Committee reports, as necessary:
   1. ACC/Covenant Compliance Report – Jennifer Reed
      * + - Lot 102 flagstone work; City removed trees, Is the city planning to replace the trees?
   2. Pool/Door Codes – Linda Dement Heidi & Jon involved with improvements to the pool and clubhouse attendants training and process.
      * + - Revisited training of attendants
          - Expectations sheet; acknowledged at time of hire; Orientation
          - Discussed what information is needed at sign in – what is required?
          - Preparing a Job description with each shift’s responsibility & expectation
          - Schedule created at beginning of season
          - No glass outside
          - No drinking, drugs, vaping, smoking outside (drinking allowed in the clubhouse)
          - Rental of the clubhouse allows for pool use, not exclusive use
          - Proposed: each season, homeowner signs and acknowledges the pool rules
          - 6 out of the 8 cameras (Jami has the login and access to the pool footage)
          - Linda to ask for the login info so the board can access the security footage.
   3. Grounds – Mark Thurber (issue: Majestic Landscaping has not been mowing the pool area)
      * + - Josh met with the Owner of Majestic and provided feedback on the grounds and areas for improvement. Walked the grounds and reviewed the service agreement.
          - Irrigation issues is related to water pressure. When the water main was replaced, that’s when Josh noticed the grass browning. The city needs to do a mutual test to make sure our pressure is what is supposed to be.
          - South monument grass is dead.
          - Mark and Cindy have been watering the beds in the entrance area.
   4. Clubhouse – Hillari Mohler
      * + - New door lock installed by Greg Dement
          - Clock batteries replaced
          - Plastic folding table broke; Josh to bring a new one
   5. Tennis/Pickleball Courts – Vacant
      * + - Repairs needed. One of the cranks is stuck.
   6. RV Lot – Greg Dement/Josh Beloit
      * + - Dillards moved their boat of there but still renting a space
          - No response from Zacker – need the key for the space
          - Volunteers request for a fall clean-up of the space
          - Proposing a light being out there for security/safety purposes. Josh spoke with homeowners near the lot.
   7. Activities – Stephanie Benson
      * + - Movie night on the 25th but no flyers out. Notices on Facebook
          - Linda requested an update
   8. Welcome Wagon – Vacant
      * + - Stephanie and Linda completing the lots within the past 30 days
   9. Newsletter – Cindy Hutchinson
      * + - Next newsletter will publish in Late August
          - Submit articles by Aug. 21st
          - Jon to write the article notifying the homeowners bout the ACH form option to pay HOA dues
   10. Website/Communication – Cindy Hutchinson/Jennifer Reed
   11. Clubhouse Rentals – Linda Dement
       * + - 8 rentals
           - 18th, 19th, 25th & 26th
           - Improved communication between the rental committee regarding rentals
           - Managing expectations for renters; Emailing clear expectations
2. **Old Business**
3. Budget priorities – Discuss priorities as listed in the Board-shared Google Doc
4. Revision of pool rules – Jon House and Linda Dement

* New Pool Sign: Jon to email Josh with what we need on the sign. Jon to print after the pool rules agreed.
* Pool is for personal use only.
* Board to review the pool rules before new sign is printed. Clarity needed on how many guests per lot vs. per homeowner.
* October meeting - commitment for pool rules and agreement across the board.

1. Update to ACC Guidelines to add new state law regarding day cares
   * + Add to the 10.4 section (commercial use section)
     + License required for in home daycares
     + RCW referenced
     + Vote on changes to the ACC guidelines draft via email
2. **New Business**
3. Proposal to purchase better fans to aid circulation in Clubhouse
   * + Hillari to buy 3 fans
4. September agenda to vote on deck replacement project
5. Annual board meeting
6. Finalize budget

Next three meeting dates (all 6:30 p.m.): September 14, October 12

ADJOURNMENT 8:16PM