**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