MINUTES FOR SWHOA BOARD MEETING 8 May 2014

In attendance: Mark Hamilton, Denise Moser, Dave Henesler, Mike Esralian, Mike Johnson, Diana Jensen, Barb Anderson, Ryan Kerner.

Absent: Hung Wasson, Curtis Dier.

Also attending: Chris and Nicole Benson.

Minutes were read by Barb Anderson. Diana made a motion to accept as read. Denise seconded. Vote was unanimous.

Treasurer’s report was provided by Mike Johnson. Ryan moved to accept. Barb seconded. Vote was unanimous.

Architecture and Violations report by Denise. A boat on Imperial was moved. Homeowner of lot #83 responded to an e-mail regarding the yard. The committee conducted a walk-through. Mark and Denise will meet regarding the HOA handbook.

Pool Report. The opening is scheduled for Memorial Day weekend. Major repairs are needed on the pool, with estimated cost running somewhere between $20,000 and $40, 000.

Maintenance Report by Mike Esralian. Yard debris pick up is scheduled for May 12 & 13. Two bids have been submitted for the fence repair. One bid is for $400 for the fence repair and $360 for the sign repair. Mike J. moved to approve funds for sign and fence repair. Ryan seconded. Approved unanimously.

Newsletter and Hospitality. Neighbors have expressed appreciation for the newsletters being displayed. Board and non-board homeowners have noted a major improvement in communication.

Elections discussion. There will be four open positions, and one vacant board position to be assigned by the board. Hung, Denise, Mike E. will be on the ballot, as well as Nicole Benson.

HOMEOWNER INPUT

1. Nicole Benson asked for clarification on the special assessment vote. If approved, the assessment will be applied to all homeowners. If not approved, the board will explore other options for funding the necessary pool repairs.
2. Letters/emails/ comments from homeowners. There have been lots of positive comments about the newsletter.

BOARD PRIORITIES

1. Budget approval. Barb moved to accept the amended budget with a 3% increase in dues. Seconded by Mike E. Approved unanimously.
2. Nominations and elections committee. Hung Wasson, Mike Esralian, Denise Moser, and Nicole Benson to be on ballot.
3. Banner for pool party and elections. Mark to purchase a banner.

OLD BUSINESS

1. Lights on bike path. Ryan presented a bid of $3,000 to replace the four existing lights, and add one more.
2. Sidewalk conditions and safety issues. Forest Landscape bid of $5,580 to repair the sidewalk. Barb moved to accept both bids. Motion was seconded by Mike Johnson. Approved unanimously.
3. Website discussion tabled.
4. Permanent record storage discussion tabled.
5. Special assessment. Barb moved to have a June vote on a special assessment of $40 for necessary capital improvements, with the option to split the payment over two months. If approved, $20 would be due the end of September, and the final $20 would be due the end of October. Diana seconded. Vote to approve was unanimous.

NEW BUSINESS

1. How to handle long-time CC&R violators. Discussion tabled.
2. Congestion, parking and traffic hazard on 203rd and Rock. Discussion tabled.

Motion to adjourn by Barb. Motion seconded by Diana. Unanimously approved. Meeting closed at 9:12 pm.