

**The Greens at Loomis Trail HOA**  
**Board of Directors Meeting**  
**Friday November 6, 2020 5:00 - 6:00 P.M.**  
Loomis Trail Golf Club House

**MEETING MINUTES**

1. Call Meeting to Order (Quorum = Minimum Requirement, 3 of 5 Directors)  
[President: Ryan Barnes, Vice President: Doug Moore, Treasurer: Bob McCoy, Secretary: Lynne Sterritt, Member: Fred Howell] Present were Ryan, Doug, Fred and Bob.
2. Welcome and Introduce Association Members and Guests
3. Open Comment/Question Time (10 minutes) for Members and Guests
4. Secretary's Report - Lynne Sterritt - Approve previous regular Board Meeting Minutes:  
Review and approve Board Meeting Minutes from 3-9-20  
Review and approve Budget Ratification Meeting Minutes from 3-9-20  
(Due to COVID-19 Virus, no regularly scheduled Board Meetings were held in the 2<sup>nd</sup> and 3<sup>rd</sup> quarters, only Special Board Meetings listed below.)
5. Special Board Meeting Motions - Ryan Barnes
  - A Special Board Meeting was held on February 8, 2020 via email to Vote on the following motion - "Approve the 2020 Draft Budget." The motion passed with unanimous vote and was included within the 3-9-20 Budget Ratification Meeting Agenda.
  - A Special Board Meeting vote was held on August 29, 2020 via email to Vote on the following motion - Lot 13 Div2 4348 Castlerock Drive regarding Black Trim Color Violation. Motion: "The Board Approves 8-7-20 request to change the stone accent color. The Board directs the Property Management Company to send a warning letter that the stone accent change was approved - BUT the change in house trim color from dark brown to black was NOT pre-approved. If any further changes are made to the original construction package in the future, a Notice of Violation will be sent and could involve a one-time fine of up to \$250." The motion passed with a 3 to 2 vote.
  - A Special Board Meeting vote was held on October 12, 2020 for Lot 10, Div1, 4439 Castlerock Drive, for a wheel chair ramp. Motion: "To approve 9-11-20 construction email request to build a wheel chair ramp to the front door. With one condition - contingent upon painting the railing and posts to match the existing house base color or the existing house trim color, and that the decking match the back deck color." The motion passed with a unanimous vote.
  - A Special Board Meeting vote was held on July 20, 2020 to approve approximately \$150 in expenses to purchase our own Dedicated Website to be maintained by Aaron Rockwell, aka Exalted Webmaster. The motion passed with a unanimous vote of approval. The new website is:  
<https://thegreensatloomistrail.org/general-information/>
  - A Special Board Meeting vote was held on September 26, 2020 for Lot 45, Div1, 8669 Ashbury Court, Jaswinder Sekhon on New House Paint Color Request. Motion: "To approve Mr. Sekhon's 9-22-10 request to change his house paint color to the gray color and trim in the attached scanned in request." The motion passed with a unanimous vote.
6. Treasurer's Report – Bob McCoy

As of Sept. 30, 2020:	Main Checking Account is	\$21,450.58	(\$38,070.09	in Jan 2020)
	Reserve Savings Account is	\$89,693.45	(\$79,042.47	in Jan 2020)
	Certificate of Deposit is	<u>\$ 9,652.08</u>	<u>(\$ 9,652.08</u>	in Jan 2020)
	Total	\$120,796.11	(\$126,764.64	in Jan 2020)

2020 Annual Operating Budget \$65,542. Future major expenses \$7,242 for annual Stormwater Tract Mowing & Grass Removal in September.

Significant Overdue Accounts as of Jan. 31, 2020:

- Lot 1, Div2, and Lot 4, Div1 - Liens were not placed on the properties after payment of \$130 was received on 8-4-20. Properties are once again \$390 behind. Discuss placing Liens again. The Board voted to approve the placing of Liens.

Loomis Trail Home Owners Association						
A/R Aging Summary						
As of September 30, 2020						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Bawn - 03	0.00	65.00	0.00	0.00	0.00	65.00
Fallows - 8569	0.00	65.00	0.00	0.00	0.00	65.00
Harris R - 41	0.00	30.00	0.00	0.00	0.00	30.00
Khoury - 4403	0.00	65.00	0.00	0.00	0.00	65.00
Powell - 25	0.00	65.00	0.00	0.00	0.00	65.00
Singh / Kaur - 4415	0.00	65.00	65.00	0.00	65.00	195.00
Singh/Kaur - 4396	0.00	65.00	65.00	0.00	65.00	195.00
<b>TOTAL</b>	<b>0.00</b>	<b>420.00</b>	<b>130.00</b>	<b>0.00</b>	<b>130.00</b>	<b>680.00</b>

7. Home Construction –

- Lot 13, Div2, 4348 Castlerock Drive, Mike Bhullar new construction status framing and siding is complete construction seems stopped.

On 10-30-19, the Board sent a warning letter threatening legal stop work if a corrected Landscaping Plan that addressed the issues listed by the Board was not received. This was over 4 months ago and no response. Discuss next course of action.

Piled up construction debris had been in the front yard for several weeks. A warning letter to clean up site was issued on 8-19-19 followed by a Notice of Violation on 9-13-19 with a \$250 fine. A Violation Hearing was held on 10-14-19 with the lot owner. The Board voted on 10-23-19 to continue with the \$250 fine for the construction debris.

Approved a Variance on 4-29-19 for the owner accidentally building the garage inside the required 10' side yard setback and issued a Notice of Violation with \$250 fine paid.

Architecture Checklist and Addendum A was submitted on 1-26-19. Requested clarifications and resubmit. Revised drawings received on 2-28-19. Approved package on 4-1-19 but contingent on resubmitting a corrected Landscaping Plan.

- Lot 22, Div2, 4359 Castlerock Drive, Xiao Zhu Room Addition construction plans and Addendum A was received 10-22-19. Construction plans were reviewed and approved and construction is completed.
- 10-12-20 A construction package to build a wheelchair access ramp to a home was reviewed and approved by the Board for Lot 10, Div1, 4439 Castlerock Drive.
- 6-8-20 A house color change request was received for Lot 28, Div1, 8635 Cambridge Loop, Joseph McCarthy, new house paint colors were Approved
- 9-26-20 A house color change request was received for Lot 45, Div1, 8669 Ashbury Court, Jaswinder Sekhon, new house paint colors were Approved

8. Complaints and Violations Report - Ryan Barnes

No written complaints received.

8-2-20 A verbal complaint was received from regarding a newly installed AC Condenser Unit being too loud. The lot owner has agreed to plant shrubs to screen the new equipment from view but the Board decided AC Condensers are not unusual or an unreasonable source of annoyance or nuisance.

10-13-20 A written complaint form was received regarding a neighbor dispute of trespass, harassment and vandalism. The Board has reviewed the complaint citing Section 9.1.12, but after conferring with our attorney, does not feel this to be a community issue but purely personal dispute between two neighbors. This is a private civil matter, rather than an HOA community wide issue. Judy will issue a written response expressing the Board's position.

10-15-20 A Violation Notice and fine of \$250 was levied against Lot 9, Div1 for not making repairs to a broken gate and not maintaining their landscaping after a Hearing was requested and held and after a 3 week postponement to allow time to correct the issues.

9. Maintenance Report – Ryan Barnes

The east entry way steel guard protecting the keypad was knocked over by a trailer. The responsible party notified the Property Manager and the guard will be re-cemented in place and the approximated \$800 in costs will be passed along to the responsible party.

A full set of the neighborhood Platt Drawings were provided by Doug Moore and Ryan Barnes took them into Digital Scanning in Bellingham. For a nominal fee they were scanned and saved as pdf files. Those files were uploaded onto our new Website and are available for all members to see anytime they need information regarding an address or a Lot number in the neighborhood.

10. Old Business

11. New Business

12. **Motion to Adjourn** until the next scheduled BOD Meeting in 2021, to be determined by the newly elected Board Members.