



Homeowners Association
Regular Meeting of the Board of Directors
June 21, 2023

Minutes

Minutes are meant to reflect a summary of the Board's actions and not as a transcript of all discussions. This is a virtual meeting; members were notified on our website of the time and provided the link.

The purpose of this meeting is to conduct regular board business in an open format. Board members will provide each other with updates on steps being undertaken.

The meeting was called to order and a quorum was established. (3 out of 5 directors)

Board members present: President: Sam Menzies; Secretary and Treasurer: Beth Morris; Member-at-Large: Kevin Cavanaugh; Landscaping Member: Ann Zimmerman

Joining the meeting virtually were committee members Jim Taylor, Sarah Whitney, and Rock Morris and Members in good standing: Peggy W., Jack D., and Judy W.

Secretary moved to adopt the meeting minutes from May 25 and June 11. Board members were provided the minutes prior to day's meeting and given an opportunity to note errors or omissions. The motion passed with 4 votes.

President introduced discussion on the storm water passage through tracts C, D, and into E by sharing conversations he's had with Jim Dunlap. Jim has a vast knowledge and history working with the county to understand the drainage that fails during floods. A resolution was proposed to appoint Jim to a Storm Water Committee as he continues to obtain information and provide advice to the board. All board members were in favor of the resolution.

President's update on storm water tracts and plans. Much of the historical knowledge is unknown to the board. Before we spend any more money on solutions, with the help of committee members, we will seek information to understand the full situation. Sam has learned that at one time, the water flowing out of the golf course into tract C was one continuous flow before the two roads bisected it with pipes installed to handle the water. This span of waterway has a minimal elevation drop unhelpful with drainage. It flows out to California creek, which is a tidal creek. When the tide is high and the rains are heavy, tract E can't drain out which keeps the water from flowing out of tracts C & D. It has been discovered that the drainage pipes leading from homes into tract C might not have the elevation to drain effectively. Additionally, water draining from the waterway behind division 2 flow down to the backyards of lots on Ashbury Ct. Kevin shared that the past president had discussions with Jim D. over a couple of years where the past board argued that the water drainage issues was not an HOA concern. Kevin reminded the

board to be ware that having a committee member who is directly affected by the issue should be kept transparent. Sam noted that we will be asking advice from Mike Jacobs upon his return and others with knowledge to guide decisions. Right now the water level in tract D is high, making it difficult to assess at this time. Kevin brought up a Question from before regarding the threat to personal property and had anyone suffered damages. He questioned the expense being considered if there is not damage. He notes that it's common for folks in these arts to own a sump pump and have water in their crawlspaces in heavy rains. Sam reports that Div 1 Lot 60 had to replace their insulation in their crawlspace. Sam expressed concern that the extremes will only increase in the future and we need to make preparations to prevent damage. Kevin pointed out that when the flood waters required past president to pump his crawlspace, he designed his own solution – the grates – and this board needs to do more diligence before committing to a solution. Beth asked if CC&R 10.1.1 had bearing on the expense of a solution being shared by all lot owners or just those benefitting from the solution. More research is needed. Peggy W. asked if can't get the county out to examine and evaluate our situation. We will ask Jim D. to take this step.

President's update on gate repairs: Sam has gotten a quote from Gateway Controls to replace the track and wheels on the front gate including removing and replace the foundation. The cost is \$15,000. In anticipation of updating the landscaping with drought resistant plants; we will ask for a quote without replacing the foundation which should dry out with less watering. Beth asked if there were other companies we could get bids from. This has yet to be explored.

During a brief pause, Peggy W. asked if the association could do something to control the blackberries and horsetails coming into her lots from tract E. Judy W. added that years ago this issue came up and the association declined to take on that responsibility and the county said they didn't own the land and have responsibility. Kevin shared that a decision was made in the past, that maintaining the wetlands that touch members' lots would put such a financial burden on the dues as to be unfeasible.

Landscaping Update: Ann reported that boulders have been selected for placement at both gates. Placement at the east gate will happen first because there is no additional planting or prepping of the space needed. Ann has one quote for removal of existing, dying heather and years' worth of mulch build-up, and putting down new dirt at the main gate. She is waiting for a quote from WRS. Sarah W. noted that although new landscaping will require less water, the center strip with the azaleas and the rhododendron along the sides will still require watering and will affect the gate. Sam likes the idea of a drip line for those plants as a way to save water as well. Once Ann has firm numbers to present to the board, it will need approval from the board for funding.

A motion to adjourn and move into Executive Session was made. Beth explained that an executive session is used for the board to consider personnel and organizational matters. No decisions or votes can be taken in an executive session, so no secret meeting is going on.

Motion to adjourn was seconded and passed unanimously.

Executive Session:

Established complaint protocol

Scheduled upcoming weekly board meetings, Mondays at 5pm