



**Homeowners Association
Regular Meeting - HOA Board of Directors
July 10, 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 and by email 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 action items.

The meeting was called to order and a quorum was established. (3 out of 5 directors) Board members present: Acting President: Doug Moore; Secretary and Treasurer: Beth Morris; Member-at-Large: Kevin Cavanaugh; Landscaping Member: Ann Zimmerman

Joining the meeting virtually were committee members Renee Jacobs, Jim Taylor, Diana Johnson, Jim Dunlap, and Sarah Whitney. Members joining were: Ryan B., Roberta R., Jan B., Sam M., Cynthia K., Rock M., Chis P., Tina Y., Gerhart W., Rudey M., Barb and Bill C., Mike J.

Secretary moved to adopt the meeting minutes from June 26. Board members were provided the minutes prior today's meeting and given an opportunity to note errors or omissions. The motion passed with 4 votes. As noted in the June 26 agenda, the executive session following the open meeting was called to consider board membership changes in the light of our president, Sam Menzies's, resignation. We identified the steps to fill vacancy and considered replacements. The board also re-assigned tasks Sam was doing to other members.

OLD BUSINESS

Board Vacancy Following Sam's resignation, Doug Moore became acting president. Beth Morris took the opportunity to step away from one of her two positions, leaving the position of treasurer vacant. At a time when we're revisiting our budget and reserve account, the board determined that it is prudent to fill the role of Treasurer. Having familiarized herself with our finances since becoming a committee member, motion was made to appoint (bylaws 5.4) Diana Johnson to fill the role of treasurer. Motion passed with 4 votes.

Div 1 Lot 61 Architectural plans of exterior were submitted by the homeowner for approval. Beth noted that this submission/rendering does not include the landscaping shown; as per our agreement, that plan will be submitted at a later date. Submitted rendering was shared on screen. Board noted the contemporary design of the mirrored garage doors being unique to the development. Board also noted the efficiency and craftsmanship going into the project. A homeowner expressed hesitancy about the color and commonality with the rest of the homes. It was explained that this is a board decision and a motion was made to approve the submission. It passed with five votes.

NEW BUSINESS:

Improvements to our Website Renee showed on screen share how to locate important documents under the General Information / Compliance tabs on our website. These documents are now interactive and easily searched. The Compliance tab is one of two places homeowners can find a Confidential Complaint form to submit when reporting violations of the governing documents. Forms used to communicate with the board and management company with questions and concerns were shown to be found using the Contact Us tab. Here, too, can a confidential complaint form be completed. The goal is to be more responsive to the community. Homeowner asked about the insecurity of the website sometimes appearing on the screen. Renee explained that the glitches were the tail end of our migration coupled with big updates to our host, Blue Host, as well Word Press over the past couple of days. Renee invited members to test the website because she believes the site is working properly now.

Responding to feedback forms Jim Taylor described our use of a google sheet to track issues and what steps were taken to resolve each issue, who followed-up on each and when it was closed out.. Challenges remain in how to archive original complaint documents. We're still defining our response to violations identified in drive throughs and will have an opportunity to find solutions with our drive through July 17. It is noted that in response to our last drive through has been noticeable with improvements and clean up throughout the neighborhood. Diana suggested there are products to help with tracking and she will share.

Stormwater Tracts Jim Dunlap shared a powerpoint describing the challenges we have with our stormwater discharge. He is joined on the committee by Mike Jacobs, a recently retired hydrologist. Roofs, roads, and open spaces drain into our stormwater bioswales. In addition, four lots also drain into stormwater pipes. A diagram of the flow of the water shows how water gets from our ponds out to California Creek and the sea. The movement from tract C to Tract E has a minimal elevation difference which does not encourage flow and drainage. The drainage is affected by tides from California Creek and the long distance with very little elevation change. At this time, we have standing water in our drainage ponds despite the prolonged dry weather. The design is examined every three years and the next is scheduled for 2024; the last one being before the big flood of 2021. There seems to be restriction to the pipes and question whether any obstruction is on our property or somewhere after it leaves tract E. We will ask the county to come and make a free inspection of our ponds and drains. The drain pipes leading out of tracts C and D are underwater. The question is: why are they holding water? This is a potential problem when the rains begin. WRS notes in its monthly inspection that our pipes are clogged and we need a plan of action; they are responsible for cutting the grasses in those swales. Tract E is an open space so we would need to permit through the county to make changes. The original engineering firm, David Evans, that has been providing inspection services is reluctant to continue to support us. We need to look for any other firms available. We need to verify that all the concerns noted in the last inspection have been mitigated and determine if the flooding has compromised our drainage system. Mike Jacobs is assisting in this research.

Discussion: Kevin recalls seeing beavers in the ponds in previous summers, indicating that standing water is normal. Diana asked to ensure that any wetlands areas follow the laws. Jim D. notes that our tracts are delineated as Open Space and not wetlands and suggests we verify that for a second time and follow environmental directives. Mike J. reiterated, that something is preventing our pipes from discharging; even if it were flat, it would dry up. If we have standing water in the summer, it's not draining and we have a problem, making our next flood even more catastrophic.

Acting President's report Doug noted that our aging infrastructure will need upcoming attention. Trees and roadways, gates and stormwater issues will need addressing and we are gathering quotes and contacts. He notes that the board is in the process of developing a new

budget as promised and is preparing to present this information at a special meeting of the association in August. We will be examining our reserves in anticipation of these expenses and considering raising our dues.

Open Discussion from Members

Member RB notes that water stands in our ponds as designed and they were excavated about 10 years ago. Our pipes were not designed to outflow and our ponds are supposed to evaporate.

Member MJ agrees that the ponds are there until they evaporate, but that it's the outfall that is the problem. Finding the outfall pipe half full is a problem.

Member RB states that the problem in 2018 and again in 2021 was the excess of grass on the in-flow side of the pipes obstructing the flow. That by removing the grass from the culvert grates allowed all the water to drain away.

Member MJ replies that currently there is not vegetation clogging the screens, yet the water does not drain. The pipes, without any rainfall, are more than half full.

Member RB shared that WRS inspection would show if there was any blockage, and they did not.

Member MJ disputes that notion noting that the blockage is in the outflow, not the inflow that WRS inspects.

Member CP notes that perhaps the problem is simple maintenance of the ponds and that blockage further down the pipes is surely possible. He notes that the system has been working for many years and suggests we take a very careful look at our needs using in-house examination. Two floods may not be indicative of a problem.

Member MJ notes that WRS has said they need a plan to clear those pipes. That seems like a priority. The county offers a free inspection and we should take advantage of that. However, the county also recommends having an engineering firm inspect.

Member CP agrees that getting the free inspection is advantageous. The standing water has pollen on top but is not stagnant smelling.

Member RR shared her observation that when the tall grasses in those ponds are cut, WRS just leaves it there and doesn't clear it out.

Acting Pres notes that cutting to 4" is part of the WRS contract to include removal of the grass. This service is scheduled to be performed again in August. This may be part of our issue.

Discussion ended and motion made to adjourn the meeting.

Board announced its movement into executive session to discuss steps to have a special meeting in August for a new budget ratification and how to add board members. There will be discussion of landscaping and our management company as well.