

# CHA BOARD MEETING MINUTES

September 8, 2022

The meeting was held at the home of President Sam Stone. Janet Duncan, David Geyer, Kelly Gronholt, Barb King, Sam Stone and Warren Walz attended in person. Phil Iannoaccone attended via phone. The meeting started at 10:02 am.

The minutes from June 2, 2022 were approved by the board.

Warren presented the treasurer's report. As of September 1<sup>st</sup> the bank balance was \$8,816.00. Currently we have received dues from 116 lots. The Zelle rules have changed and we will no longer be able to offer it to lot owners as an alternative means of payment. In the past we have had 8 lot owners use this payment method.

Dave, Warren and Barb presented the proposed landscaping plan. Further review will be at the next meeting with planned additions.

The proposed business plan was presented by Janet. It was approved by the board with the addition of a calendar.

The recommended changes of the current by-laws to align with the Legislative HOA laws, RCW 24.03, effective 1/1/22 were formally approved by the board. The approved by-laws would be refiled with the county.

The next issues the board discussed were updates to neighborhood issues. The property on San Juan has had improvements due to the city's intervention. Attempts are being made to contact the city for the next step in the property's improvement. The overgrown lots on Cypress are a concern due to fire danger and the city says it can't do anything. More attempts will be made to contact the lot owner. The letter complaining about the noise from the pickleball courts would be sent to the city.

Suggestions were made for possible new board members that would be contacted to see if they would be interested in serving.

Instead of having a meeting in October the board decided deal with timely issues through email. Barb King has offered to investigate as possible location for our annual meeting at the Methodist Church. The board decided that the annual meeting would be On January 29<sup>th</sup>, 2023 at 3 pm to 4 pm.

The next board meeting is scheduled for November 10.

Meeting adjourned at 11:18 am.

Action items for next meeting:

- Landscape Plan discussion and review
- Calendar added to Business Plan
- Location of annual meeting
- Improvements on San Juan Property.

