

Clearidge Homeowners Association

Annual Meeting
January 28th, 2023

CHA Annual Meeting Agenda

- 3 PM - Call to Order
- Approval of 2022 Annual Meeting Minutes
- Introduction of 2022 Board Members plus mid-year changes
- Introduction of Potential 2023 Board Members
- 2022 Year in Review
- Financial report and 2023 Proposed Budget
- Ballot count of Budget & Board Member Approval
- Announcements/Open Discussion
- Adjournment

2022 CHA Board of Directors

- Janet Duncan - Director
 - Dave Geyer - Director
 - Mary (Kelly) Gronholt –Secretary
 - Retiring
 - Phil Iannaccone–Vice President
 - Barb King - Director
 - SuAnn (Sam) Stone –President
 - Retiring
 - Warren Walz – Treasurer
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- Potential 2023 Board Member – Tim Hall

2023 CHA Board of Directors

- Owner Request(s): Why not list Individual names rather than a slate?
- How about a provision to select officers separately rather than a blanket OK?
 - Article IV, Section “Immediately following the Annual Meeting, the members of the Board of Directors shall elect the ...officer positions...”
 - RCW 24.03A.585 “...the board shall elect or appoint all officers annually...”

2022 CHA Year in Review

- Transparency improved
 - Board meeting dates & agendas were posted in advance for any to attend (via Zoom) if desired
 - After the new Board meets and decided on dates, they will be posted (updated) on the website
 - Board minutes were posted upon approval at the following meeting
 - Activity (Business) Plan was created
 - A Landscaping Plan (4 yr) was created
 - By-Laws update and clarifications were implemented
- The Clearidge HOA is subject to both
 - Chapter RCW 24.03 of the Washington Non-Profit Corporation Act, and
 - Chapter 64.38 RCW of the Washington Homeowner Assn's Act
- Our review determined NOT much needed to change other than a potential procedure or two reflected in our By-Laws
 - Making those changes in our documents will clarify responsibilities for future CHA Boards & membership
- Specific changes included
 - Reducing the quorum from 20% to 10%
 - Allowance for electronic voting
 - Term of office is max'd at 5 consecutive years
 - Created independent "inspectors" to determine each ballot

2022 CHA Year in Review

- Clarification of various neighborhood concerns/misunderstandings
 - Authority of the HOA under the CC&Rs is limited
 - CC&Rs do not give the HOA authority to “enforce”
 - Your Board does act as a voice of the neighborhood with the City of Anacortes
 - Unsanitary conditions of a property, including shipping pods & containers
 - Individual issues between neighbors, unless opposed to any City ordinance, is strictly that, between neighbors, i.e. trees blocking views, blackberry bushes encroaching on an adjoining property.
 - Best overall action is to speak with the owner about how you both can resolve
- Frontage improvements
 - In 2021 we removed failing split rail fencing
 - Cost of replacement exceeded any proceeds available
 - In 2022 we added 57 new plantings and trimmed 3 trees
- Changed banking institution to US Bank, saving \$48 annually in fees and reimplementing electronic payment functionality thru Zelle
 - In the 1st 10 days of January alone CHA received 6 membership payments via Zelle

Financial Audit, 2021 Report & 2022 Budget

- 2022 Financial Audit
 - Brandon Farstad performed the audit & indicated he “...found no discrepancies”.
- 2022 Financial results
 - Good news was we received **\$9,091** in Total Revenue during 2022
 - Total expenses for 2022 of **\$7,797**, which was **UNDER** our anticipated budget
 - Best of all, we have a **\$7,745.95** carry over into 2023.
- 2023 Budget
 - The big item again is frontage maintenance including trees, plantings and wood chips.
 - As of 1/28, we have had 86 lot owners pay dues for 2023. that is 11 ahead of where we were just a year ago.

Ballot Results

- Janel Dills, Lynn Gordon & Karen Hall counted the ballots and verified results.
- All envelopes and email ballots received were given to Janel, who opened them, and gave any checks or financially related information to Warren Walz
- Results for the Slate of Candidates
- Write-in Votes
- Results for the Proposed Budget
- 121 Total Ballots sent to owners
- 49 Total Ballots returned (40%)



Open Discussion

Your CHA Board of Directors want to thank you for your participation and attendance today!