

# Clearidge HOA Annual Meeting

January 28, 2023

The annual meeting was held at the Methodist Church at 3 pm on Saturday January 28<sup>th</sup>, 2023. The meeting was the first meeting held in person since 2020. This meeting was also attended by one member on Zoom. Due to lack of internet, the recording which will be posted to our website will have only audio and no video.

President Sam Stone called the meeting to order at 3:00 pm. The following board members were present also – Janet Duncan, Kelly Gronholt, Barb King, Phil Iannaccone, and Warren Walz. Board member David Geyer was unable to attend. The meeting was also attended by nine other members of the homeowners association.

The Board President opened the meeting by introducing the current board members and thanked everyone for attending.

Sam explained that the new board officers won't be chosen until the new board meets when they are all in town. This year the ballot had votes for individuals rather than a slate. There were no write in candidates. The board can have up to 7 members. There never seem to be enough people to volunteer which is why membership does not vote for positions.

Highlights of 2022 were discussed by the President. Transparency was a priority. Board meeting dates were listed on the website and anyone could attend by contacting the board via email. The new officers will be posted on the website. Bios are listed for each board member. The board put together a business plan for future boards so they would know what needed to be done and when. A 4-year landscape plan was also created. These plans will soon be available on the website for viewing. Bylaws were changed this year due to the state of Washington's Revised Codes for all non-profit corporations had legal changes. We had to sync our by-laws to match the state's regulations.

Sam clarified a couple of neighborhood misunderstandings about why the board cannot do certain things people ask. It is because our bylaws and CC&R's do not permit us. We try to get people to talk to each other in order to settle their issues. If it is an issue with the city, we try to lobby on behalf of the property owners.

Improvements have been ongoing with our frontage property. The balance of the fencing has been removed. This year 57 new plantings have been added which are deer resistant. \$637 were spent on plants this year and plan to spend more this year to fill in bare spots. Board member Dave Geyer is asking for volunteers to help spread the next load of bark chips or to help with plantings. He may be reached by email at [clearidgehoa@gmail.com](mailto:clearidgehoa@gmail.com).

The HOA also changed our banking situation. We moved from Banner Bank to US Bank. Banner was charging us a monthly fee to have our account. There is no fee with US Bank. Our former bank also no longer allowed us to use Zelle for electronic payments. Although not widely used by our membership there were 7 people who did use it. US Bank will allow us to offer this payment method.

On January 13 of this year, a financial audit was conducted by former board member Brandon Farstad. He found no discrepancies and gave us a statement saying so. We received over \$9000 in total revenue for the year. Total expenses were just under \$7800 which is less than what was budgeted for the year. We have a \$7745 carryover to start the new year. This puts the new board in a good position to start the year and do more with the landscaping.

Warren, the treasurer, explained that it was decided to spread out the expenditures on landscaping so we did not have a spike in our expenditures. Warren also stated that more people have paid dues at this point than in past years. It was explained that people pay all year long. Most people pay in the first three months after invoices go out but some do pay later.

Janel was called upon to give the ballot results. The ballot counting committee consisted of Janel Dills, Lynn Gordon and Karen Hall. 51 ballots were received. There were no write in candidates this year. All board members running for re-election were re-elected and the HOA welcomes new board member Tim Hall. The 2023 operating budget was approved. One person did not vote for the budget because they did not feel it was right for 79 people to not pay their dues. The present membership then did have a discussion regarding this question. The percentage of voting members was 37.2%. This is over the quorum mandated by the state, which is 10%.

A discussion was held with ideas to encourage more people to join and pay their dues. Some ideas suggested that the board send out letters letting the neighbors know what is happening with the board's improvements on the frontage. Perhaps adding social activities to create a more welcoming neighborhood – a community yard sale, bbq and picnic were some of the ideas. We should emphasize that the landscaping adds to our property values. Our HOA works for the betterment of all and gives people a choice.

The last item of business was the approval of last year's annual meeting minutes. A motion was made to approve and they will be posted on the website.

Meeting adjourned at 3:43 pm.