

# SA BOD MEETING MINUTES

September 17, 2022

## At the Hut

Officers and Board members in attendance: Velinda Brown, William James, Susan Lord, Jan Moon, Arlen Schwandt and Larry Pazaski. Excused: Daniel McClough (working) and Maureen Allen (ill).

Association members present (as per the sign-in sheet): Larry Koltz, Merrisue Steinman, and Darlene Dennewith. Non-members present: Jerry & Sue Swaser.

1. The meeting was called to order by President Velinda Brown at 10:05 a.m. It was acknowledged that the meeting was being recorded.
2. Presidents Report:
  - a. Approved minutes and committee reports will be posted to the web page after each Board meeting.
  - b. One Board member position still open.
  - c. Thank you to Ashley and Ian Gay for donating the new flag for the park.
  - d. Short term rentals: Our attorney advised that a superior court ruling prohibits HOA's from restricting short term rentals. His suggestion is to create an application and rules for using property for this purpose. One of the other HOA's has provided Velinda with their form and guidelines. The information will be referred to the Governing Documents committee for review.
3. The July 16, 2022 BOD meeting minutes were read by Sue Lord. There was one correction to the July meeting minutes: Member Larry Koltz said he did not say reserve account studies "typically cost \$18,000.00 per such." He recalls someone else made that statement. The language should read: "Someone mentioned that it typically costs \$18,000.00 per such." A motion to approve the July meeting minutes "as revised" was made by Will. Arlen seconded the motion. Motion carried.
4. There was no old business reported.
5. There was no new business reported.
6. Committee Reports:
  - a. **Governing documents** (Chairman Larry Pazaski, co-chair Velinda):
    - i. Larry read the Governing Documents Committee report. He was concerned the Board did not approve one item in the "HOA Dues Calendar" at the last meeting because of their concern with the language of shutting off a member's water because of non-payment of dues.
    - ii. Velinda explained that she researched the water shut off issue. She said the Governor's moratorium about shutting off water to citizens (due to the Pandemic) had been lifted. She recommended we adopt the non-payment of dues and water shut off procedure as written. Larry made a motion to accept the HOA Dues Calendar rule, Will seconded the motion. The motion carried.
    - iii. As noted above, Velinda referred the short-term rental issue in our community to the Governing Documents Committee. She said our attorney says there is a superior court decision, Chiwawa Communities Association (HOA) vs various respondents from April 17, 2014 that prohibits HOA's from banning short term rentals. Larry is to set a meeting date regarding this issue. Velinda has a sample copy of Short-Term Rental documents from another HOA which may be helpful to the Governing Documents Committee.
  - b. **Facilities Report** (Chairman Dan McClough, Co-chair Arlen Schwandt): Will read the Facilities report in Dan's absence. He reported that there have been no Facility Committee meetings since the last board of directors meeting.

- i. Facilities updates:
    - 1. Play equipment repair (teeter totter): There is no update to the status of this repair. However, other facility projects had been completed with the help of Pat Wood and our new caretakers throughout July and August.
  - ii. Launch update:
    - 1. County permits: Permits and construction drawing are in process by Marine Floats. The launch construction was pushed back to the 2023 fish window of July 15-August 15. Cost estimate and timeline to be provided by John Kavanaugh, Marine Floats.
    - 2. Could a portion of Dock A (Handicapped compliant) be financed as part of the launch? SEE MARINA COMMITTEE REPORT for discussion on this matter.
    - 3. The Ski Dock is scheduled to be moved on October 22, 2022 at 9:00 a.m. if all of the boats have been cleared from the marina OR a different date will be determined. Daniel requests 6 volunteers to assist him with the task. Contact Daniel or the caretakers if you wish to help move the ski dock.
    - 4. New “no fishing or swimming signs” for the Marina are ready to be installed and new signs for the playground are being selected. The solar light for the flag poll has been installed and a new flag (donated by Ashley and Ian Gay) is flying. The weed-eater is broken and is being evaluated for repair or replacement.
    - 5. Two incidents of non-PSA members entering the park were redirected by our caretakers. In addition, two incidents of property damage in the marina were taken care of by our caretakers and were successfully resolved.
  - iii. Park Fundraisers:
    - 1. Spaghetti feed fundraiser: Raised \$1,400.00.
    - 2. Poker Run: held prior to the Marina fund raiser, sponsored by Aaron and Diane Parrott netted \$190.00 and was donated to the park reserve. It also included a 50/50 drawing. Velinda suggests we should also have this sort of drawing as part of our Spaghetti Feed fundraiser in the future.
    - 3. The September 9 & 10 Community Yard Sale “was a bust”, reported Velinda. She said about 15 people were interested in participating but it ended up only 4 or 5 people participated. She said we should not be interested in a joint garage sale in the future unless it is in July or August.
  - iv. The Park reserve balance is \$87,950.98.
  - v. Next meeting: TBD
  - vi. Velinda introduced PSA’s new caretakers, Jerry and Sue Swaser. They said they have been pleased with their reception by our members. Everyone has been checking in with them as required.
- c. **Finance:** Chairman Jan Moon presented reports for the actual bank balances as of Sept. 15, 2022 and the Balance Sheet through September 2022.
- i. Financials
    - 1. General checking: \$19,418.55
    - 2. General Savings: \$100,168.35
  - ii. Jan also reported that \$27,715.00 has been raised thru August for the Marina account. Fees for kayak storage, launch, hut rental and a donation has raised \$790.00 for the Park account.
- d. **Marina:** Acting Chairman, Velinda Brown reported that the last Marina Committee meeting was held on Saturday, August 6<sup>th</sup>, 2022. She said the Corp of Engineers still has not authorize its Environmental Species Act permit, but the county planner turned our application over to Mason County Building Department despite that. We will need to submit a new building permit

application and provide new construction drawings. The estimate for the permit is \$7,000.00. She also said she contacted John regarding the portion of dock A which will be financed by the general fund. He estimated (at this time) we should calculate the cost at \$2400.00 per linear foot. If 30 feet is selected, then that cost would cost \$72,000.00. Frankly, he said, we should calculate the percentage of the dock which the General Fund will cover and use that percentage for the final fee for Dock A.

- i. 2022 Projects update: Velinda ordered NO Swimming/fishing signs for marina and are ready to be installed.
  - ii. Marina Reserve balance: \$142,106.09
  - iii. Moorage financing: The investors group met Sept 3, 2022 to discuss potential loan terms, interest rates and contract language with PSA. They will schedule another meeting to further the discussion and make a recommendation to the Marina committee for review.
  - iv. Marina Committee recommendations to the BOD: To continue the Loyalty Program from November 1 to November 30, 2022 and for moorage fees for 2023 to remain at the current rate of \$300 for a single and \$600 for a double slip. Arlen moved to accept the above recommendation; Will seconded. Discussion was had and there was an agreement to recommend changing the dates for the "Loyalty Program" to February 1-February 28, 2023. Arlen rescinded his original motion. Will made a motion to move the dates of the Loyalty Program to February 1 to February 28, 2023 with pricing to be set at the November meeting. Larry seconded the motion. Motion carried.
  - v. Fund raising events. Velinda reported the following.
    1. A Poker Run sponsored by Aaron and Diane Parrott netted \$190.00 and was donated to the park reserve account. It also included a 50/50 drawing.
    2. The September 3<sup>rd</sup> Spaghetti fundraiser for the marina netted \$1417.44. Velinda said the Spaghetti Dinner fundraiser and live band, Soulstice, was a great success. The band is willing to come back next year on Labor Day weekend. The Marina committee may have to incorporate a 50/50 drawing into this event. Here is the breakout of income and expenses reported by Velinda.
      - a. T shirt sales (Bobbi Warbington) \$210.00
      - b. Band donations: \$571.00
      - c. Spaghetti dinner: \$1411.00
      - d. Expenses: \$774.56
  - vi. Velinda reported she contacted AquaTechnex on August 29, 2022 regarding treatment of the weeds in the marina. Kyle Langan, Aquatic Specialist/Lake Manager, responded that they were unable to treat the marina due to a rare, endangered plant the Department of Ecology recently found in Mason Lake. They are working to figure out a mitigation plan so the work can continue.
  - vii. The Marina Committee's next meeting is on Saturday, October 1, at 11am at the Hut.
- e. **Public Relations/Membership:** Chair Maureen Allen was ill and not present. She submitted two Sheriff's meeting reports held on August 8, 2022 and September 9, 2022. The August 8<sup>th</sup> report had good information about the traffic changes due to the Belfair By-Pass project and the large apartment complex being built in Belfair. The sheriff's department will also acquire a new boat for policing the waterways in Mason County. The September 9<sup>th</sup> report included information about an increase in auto accidents, the lack of jail space in Mason County, and discussion of various communicable diseases within the County. Velinda reported there were no new owners since the last reporting.
- f. **Water:** (Chairman Will James/Co chairs /Larry Pazaski/Randy Lord)
- i. Will reported there was one major water system break on Shore Ct that required

repair recently. He urges members to notify Velinda or Will if they do any maintenance or construction in the vicinity of the water main or water meters to prevent system breakage. Will said 29 properties exceeded their water allotment in the past two months. Notice was sent by NW Water to those property owners. There could be leaks or high usage above their allotment. He also reported that he was unable to flush pipes in September and hopes to take care of this task in October or November. Velinda offered to contact a painter to have the wells painted in September. A mural may be painted next Spring or Summer. Will also reported that it was recently learned that the water system generator overheated because it ran out of anti-freeze. There was no damage, and it was refilled. However, Velinda recommends we can put an amber strobe light on the generator to visually alert the community when the alarm goes off in the future. She asked Will to investigate that solution.

1. CD interest review:

- ii. Water checking \$16,905.58, Reserve account is \$115,034.53.
- iii. Reserve: \$ CD's: (4) \$405,175.45. Will made a motion to cash in all four Certificates of Deposits to find a better investment for our Water Reserve Funds. He will send an email to the Board for approval before he re-invests the CD's. Larry seconded the motion. Motion carried.
- iv. Next meeting: TBD

**g. Web Page Group** (Susan Lord)

Sue reported she updates the webpage with upcoming events. In addition, committee reports are published after each Board meeting. The calendar on the website is up to date with all known community events and hut rentals. She asked committee chairs to inform her of upcoming meeting dates, so she can add them to the calendar. The webpage announced our new caretakers, and their phone number was placed on all appropriate pages.

**h. Neighborhood Block Watch:** Sue said her most recent report to the Sheriff's Department had only three incidences reported. Two incidences were theft of outdoor yard property and one attempted gasoline theft.

- 7. Other matters that may properly come before the Board: Merrisue Steinman had a question about short-term rentals. She wondered if there was a form for the owner to fill out when renting for short terms. Discussion was had about short-term rentals. Velinda noted that she was aware of two (2) short-term rentals in our community. She said to change our Covenants to disallow any more of them in the future, our attorney said we may need to "grandfather in current short-term rentals", then perhaps we can obtain 100% votes for that change. Velinda said the Governing Documents committee will address these issues at its next meeting.

Will made a motion to adjourn the meeting, Larry seconded the motion. Motion carried. The meeting was adjourned at 11:37 a.m.

Respectfully submitted,  
Susan M. Lord  
PSA Secretary