

PSA Governing Documents Committee Meeting Minutes

Tuesday, May 9, 2023

Location: Merrisue Steinman's house

1. Acting committee chair Velinda Brown called the meeting to order at 6:40 p.m.
2. Members Present: Velinda Brown, Merrisue Steinman, Sue Lord and Tina Simms.
3. Approval of committee minutes from April 12, 2023: Velinda read the minutes. There were no corrections. Approved by all.
4. The committee reviewed the suggested changes to the PSA Rules made at the last Committee meeting on April 12, 2022. Some were edited (edits are hi-lighted):
 - a. Long term rentals
 - i. Page 6, edited paragraph, bullet point #6 edit: "Effective April 1st..." And: The new and renewal...". Also, remove the last sentence of this paragraph.
 - b. Short Term Rentals
 - i. Page 7, Remove 2.2
 - ii. Edit 2.4A current rental list will be sent to the PSA Secretary every 30 days by the property owner.
 - iii. Edit first bullet point after 2.5: Changes: Any changes to addresses, phone numbers, e-mail addresses and ownerships should be mailed to the PSA address (261 E Shore Dr, Grapeview 98546) or emailed to the PSA secretary and to Northwest Water manager, by the property owner.
 - iv. Second Edit to HOA Dues Calendar
 1. Edit April 1, 3: Certified letter sent with delinquent dues invoice
 2. Edit April 1, 4: "Letter with bill, stating: "If not paid by May1, your account will be sent to collections and water will be shut off. Appropriate disconnect and reconnect fees will be added."
 3. Edit May 1 Collections (90 days past due): "The account will be sent to collections 15 days from the date of notice (May 1st) if the account and fees are not paid in full."
 - c. Dog Control
 1. Edit Page 10 of the Rules, under Park Use, "d".
 - I. General PSA Community: All dogs must be leashed and under human control at all times.
 - II. During boating season, dogs are allowed access to boats, but not the picnic, sports court, or swimming areas.
 - III. Off season (November 1- March 31), dogs will be allowed in picnic and swimming areas, but not on the sports court. Dogs must be kept on leash or under control at all times, and owners are responsible for picking up all feces and depositing them in refuse containers. Failure to comply will result in the loss of the privilege of having your dog in the park.
5. Short Term Rentals:
 - a. Review STR application and attachments
 - i. Application Process: Edits were made to this form.

1. First sentence: "The Short Term Rental Application process will begin May 1st of each year.
 2. Last sentence: remove
- ii. Application
1. Edit Part 5, Onsite parking: "even during heavy snowfall. In the event of a snow event, Owner or Responsible Party must arrange for snow removal for off-street parking when rented. Remove the acknowledgement.
- iii. Definitions
1. "Three Strikes" as referred to in the STR application: We need to look at the WA State RCW's and check what it says about the "three strikes" issue. If we recognized them in our own STR Application, let's use the word "violations".
 2. Recommendations to the Board: Present to Board at the July 15th Board meeting.
 3. Other items for discussion: We need to put together a "Google" email group for tenants. All attendees agreed. Consider inviting the sole PSA member who is offering STR of their property. It would be useful to this committee to have them review the proposed STR policy.
 4. Next meeting: June 20, 2023; 6:30 pm at Sue Lord's home.

Meeting was adjourned at 8:00 pm

Respectfully submitted,

Susan M. Lord
Member