

## SUMMARY OF ACTIVITY MARACH 26, 2022

Called to order at 3:00

### Document Review:

Are there issues with the continuity of documents or difficulties around compliance with the original developers intent?

Considering the current zoning of restricted R-1, there was no concern over changes which moved property designations in the Covenants to the same.

Signs - Again - Tim Reed wanted to change the wording to include the RCW90.510 language. We are not subject to that RCW but he thought it was acknowledged by the State. He left a slip of paper on my desk which just added that RCW to the reference, but had a different verbal suggestion, which mirrored RCW 90.

### Proposed Amendments:

The 2020 Redlined document will be the word-processing basis to create a new document. A second document will be the proposed Policies and Procedures for member approval. This will include the fine policy and the dues/assessment proposal. Patricia is tasked with creating these documents and posting them to the Google Drive for committee and board access.

This undertaking will be completed by the next Committee meeting, which will be April 23rd at 3:00, at the Finley's home.

### ByLaws: Dues/Assessments

Dues are per member. Assessments are per lot. Assessments are defined, but dues are not defined.

three proposals were discussed:

1. Starting with the current numbers, Eric proposed splitting out the Dues/Assessments at \$75 dues, \$25 Assessments, with dues paid per member and assessments per lot. This might be further adjusted for assessments on undeveloped lots vs. developed lots. A further complication might be residential lots which have been merged into one tax parcel. After further discussion, it seemed the most simple thing to do would be start with the \$75 dues/\$25 assessment.

2. Starting with the budget, Patricia proposed a similar division, but worked back from a different split, 50% Dues divided by 100 members, and 50% assessments divided by 135 lots.

3. Dave suggested allocating certain expenses to Dues, and others to assessments. Such as taxes/insurance and reserves to dues, operating expense, repairs, and maintenance to assessments.

4. Tim suggested Dues be deleted and everything fall under the category of assessments. This brings up the contradiction between dues per member and assessments per lot. He suggested changing the ByLaws to comply with that.

### ByLaws: Voting

Patricia clarified that a member meeting requires notice, and the definition of a meeting per Statute is a time, date, and place.

If these requirements have been met, those who voted by proxy have waived notice for themselves. A quorum can exist with proxy votes.

However, if these requirements have not been met, and notice, time, date, and place have not been established for all the members, then the proxy votes which wave notice for themselves cannot also waive notice for the other members. This is a different issue from a quorum. There was no meeting.

ByLaws: Social Club issue:

After consideration, it seems the paragraph in question removes the Corporation from any involvement with the facilities use. Tax status, liability, discrimination and ADA laws seem to be at the bottom of this. The CC&R's stipulate that the facilities are for the use of the members and their guests.

The question was raised as to the use of the park for the annual meeting, then. It was speculated that the annual meeting is actually a member meeting, as opposed to a board meeting. Tami suggested that this would be a good place to get a member committee involved in planning and executing the annual meeting.

Calendar of Tasks:

The redlined version would be completed and on the google drive by April 23

The committee would discuss and revise

Committee's redline version presented to the Board's May meeting for Board approval and legal review.

Informal Social media for member engagement would be up by early June.

(I assume). Notice, annual meeting, voting procedures, and other compliance issues are the Board's business.