

OCHL-12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS & OFFICERS - MINUTES

OFFICERS AND BOARD MEMBERS: Phil Falk, President, J. G. Kim, Vice-President, Joseph Kunthara, Treasurer, David Baker, Secretary, Mike Richardson, Member-at-Large

January 3, 2017 Meeting

Attendees: Phil Falk, Joseph Kunthara, David Baker, Dennis Hutton, Mike Richardson, Linda Steen

1. Meeting called to order by Falk at 6:55 PM in the small meeting room at the Mukilteo City Hall. A quorum (3) was initially present with Kunthara arriving later in the meeting.
2. Secretary's Report: Baker
 - (a) No new correspondence
 - (b) December 2016 minutes approved on motion by Richardson, seconded by Falk.
3. Treasurer's Report: Kunthara
 - (a) Kunthara not present at this time
4. ACC's Report: Hutton
 - (a) Hutton advised the ACC was recommending the Board approve awarding of the Trail Upgrade contract to SeaScape on the basis of their having the low bid of \$13,600 versus a bid from Premiere which was in excess of \$20,000. The Board approved the awarding of the contract to SeaScape on a motion by Baker, seconded by Richardson, which passed unanimously.
 - (b) Hutton advised that Clean Water Technologies principal, Nathan Hardibeck, Maple Valley, would make himself available on site to review our storm water issues in order to give us an assessment of how we could begin identifying the causes of our increased storm water runoff and possible possible remedies. This firm has been involved in storm water drainage consulting since 2000 and were recommended by a contact at the Mercer Slough Nature Park in Bellevue. Mr. Hardibeck had advised he would drive up and spend a couple hours for the nominal cost of "a couple hundred". The ACC recommended that Baker be given up to \$300 to bring this individual up to our site. The Board approved the expenditure of up to \$300 on a motion by Richardson, seconded by Baker.
5. Other Business: All
 - (a) View protection issue involving the OKI Golf Course was discussed. Oki's Glen Hirai had advised that a Mr. Caleb Kraus, currently on vacation, would be available to meet with us. It had already been arranged that Chazz Kawabori would make those meeting arrangements.
 - (b) Maintenance of homeowner property at 6015 St Andrews Drive. Present at this meeting was Linda Steen, who is renting this property. She was there to assist the Property Rental Agent to provide their plan for property clean-up, re-roofing, painting, etc. The Property Agent was not present due to illness, but had provided a written plan covering the planned improvements. The ACC (Tom Deacon) had already responded to the Property Agent outlining our position and requirements for the owner to avoid penalty fines. Linda Steen did provide her assurances that there were plans in place to further clean-up the property, contract for a new roof and house painting and other misc. repairs.
 - (c) Insurance update: Baker advised that we had a bid for an insurance package from Degginger McIntosh and Associates, Mukilteo, which was significantly less costly than our current policy. He was arranging meetings with our current provider and Degginger to further assess both offers and any policy differences before presenting both bids to the Board for a decision.
 - (d) New Website Exploration: Baker and Kunthara were given the lead to check into HOA website development firms to see what is available that would better meet our needs, at what cost, etc. Baker had previously furnished some online examples of offerings/promotions which looked to be much more efficient/interactive than our current website.
 - (e) Upcoming Annual General Meeting: All documents will be finalized and mailed by January 10th.
 - (f) Meeting adjourned at 7:50 PM.
 - (g) Submitted by Baker