

OCHL-12 Homeowners Association  
February 6, 2018 HOA Board Meeting Minutes

Board Officers: Phil Falk, President, Dennis Hutton, Vice President, Joseph Kunthara, Treasurer, Charles Desilets, Secretary, Mike Richardson, Member-at-Large, Tom Deacon, ACC Chairman, Visitors: David Baker, outgoing HOA Secretary

1. The meeting was called to order at 7:10 PM by Phil Falk in the large meeting room of the Mukilteo City Hall. The first order of business was nominations to Board positions; none forthcoming, the existing board confirmed that all would be staying in their current positions.
2. Secretary's Report. Baker reported that there was no new correspondence to report. A motion was made by Hutton to approve the Annual Meeting minutes, seconded by Richardson. The motion was carried by voice vote. A motion was made by Hutton to approve the Jan. 2, 2018 HOA Board minutes, seconded by Desilets. The motion was carried by voice vote.
3. Treasurer's Report. Kunthara reported that the HOA checking account balance is \$31,013.79, and the combined Money Market and CD balance is \$111,014.54, ~90% in CD's. He noted that 73 owners have already paid their annual HOA dues.
4. Committee Reports: ACC – Deacon led a discussion on the HOA landscaping contracts with Premiere and Seascope for CY 2018. The contract with Premiere for 2018 is ~\$31,000, Seascope for ~\$19,000. Discussion followed about the contractors breaking out their bills allocating the money's billed to individual open space parcels. This needs to be done especially where OCHL-12 shares the cost of open space maintenance with OCHL-S. The spread of the archangel weed has been difficult to control, but Baker pointed out the county has approved a herbicide for this problem, removing the need for permitting.
5. Other Business:
  - a. Stop Work Order "One Clubhouse Lane Division 6 (Tract 994) - Grading in Wetland without Permit" was posted by the City of Mukilteo on January 26, 2018. The ACC has reviewed the issue and prepared a response stating that permits were not required for repairing and strengthening an existing storm water channel, although the ACC in an oversight, did not advise the city that the activity was being done. A meeting the city representative, Karl Almgren, and the ACC is scheduled for 3 PM January 6, 2018 to discuss the matter.
  - b. The ACC is awaiting the scheduling of a meeting with Jennifer Adams, Surface Water Programs Manager", to discuss findings regarding changes to the storm water drainage system resulting from excess water flooding off the 10<sup>th</sup> fairway that have plagued some residents on 59<sup>th</sup> Ave W and Preswick Place.
  - c. The Bayview Drive playground equipment is in a state of disrepair and needs to be refurbished. Although several contractors have been contacted, only one, Trent Harwood, Harwood's Handyman Services, has submitted a bid (~ \$3300), for this work while two bids are required by HOA protocol. Other contractors want to replace all the equipment at costs approximately ten times the lone refurbishment bid. Discussion followed, and Baker stated he would try for another week to see if another contractor would bid on the project.

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- d. With Desilets moving from his ACC membership to replace Baker as the HOA Secretary, there is an open position on the ACC. Michael McMillan, an owner living on St. Andrews Drive, has expressed interest in this open ACC position. The ACC will address this matter.
  - e. A Welcome Letter has been completed for new owners to OCHL-12. Baker will email the Welcome Letter to Desilets, and Desilets will send out letters to new owners when needed.
  - f. Realtors have contacted the HOA about getting copies of the CC&Rs for new owners. The HOA response to these inquiries has been to go to the HOA website and download and print these documents as needed.
6. The meeting was adjourned at 7:45 PM by Falk.