

OCHL-12 HOMEOWNER'S ASSOCIATION

2017 ANNUAL GENERAL MEMBERSHIP MEETING MINUTES

BOARD OFFICERS: Phil Falk, President, Dennis Hutton, Vice President, Joseph Kunthara, Treasurer, Dave Baker, Secretary, Mike Richardson, Member-at-Large

ACC OFFICERS: Tom Deacon, Chairman, Dave Baker, Secretary, Chazz Kawabori, Tom Deacon, Mike Richardson, Members, Al Prescott, Windward Bluff Representative

January 24, 2018 Meeting

1. The meeting was called to order by Phil Falk at 7:00 PM in the large meeting room of the Mukilteo City Hall. He welcomed everyone, pointed out that there was a sign up sheet for homeowners attending this meeting and a second one for special project volunteers. He identified the Board, ACC, Audit and Paint committees, thanking them for their work and then asked each person for self-introductions.
2. Special guest speaker was Myron Travis, Crime Prevention Officer, Mukilteo Police Department. Officer Travis shared his background as a 33 year law enforcement veteran, 29 of those years in Detroit, Michigan. He then covered a multitude of topics, identity theft, IRS scams and credit card skimmers, etc., providing tips on how to avoid being a victim of these various scams in addition to several handouts. He provided information on an easily accessed data base on local crime and a non-emergency phone number (775-3000) which is handled by 911 operators but on a less priority basis than normal 911 calls. It was pointed out to Officer Travis that the City of Portland had recently reduced residential neighborhoods to a 20 MPH limit. A similar request from a HOA member had been sent to the city. A unanimous show of hands in our audience supported this, requesting Officer Travis to pass that on to the appropriate parties.
3. Committee Reports: Tom Deacon, ACC Chair, provided a summary of ACC committee actions/results for 2017. (1) 29 new roofs approved, (2) resolved several home maintenance and view complaints, (3) several applications for exterior improvements were investigated and approved, (4) reviewed the status of the stormwater drainage 10th fairway and view protection issues with Oki Golf, (5) reviewed the new Joint Maintenance Agreement with OCHL-South and (6) related the committee concerns with short term rental activities within our HOA, such as Airbnb, being in conflict with our

CC&R's. He then asked Dave Baker and Mike Richardson to report on Open Space 2017 expenditures and 2018 budget as related to the higher than normal trail upgrade and stormwater control projects.

4. Open Space Expenditures 2017 and Budget 2018: Baker/Richardson (1) reviewed Open Space actual expenses 2013 to 2017 to provide historical context regarding one-time projects causing spikes in spending from year to year. Some examples: in 2013 \$20,544 for bio-pond clean-up, in 2017 \$17,315 for trail upgrade and \$20,786 for storm water control, (2) explained that the bio-pond and other stormwater related maintenance, such as the swales, were a legal responsibility and that this infrastructure had zero work since installed over twenty years ago, that trails had not been upgraded for five years, again with no yearly maintenance, (3) explained that recent year's heavy rains caused storm erosion to plug culverts, stormwater to get out of normal channels causing flooding of homes/properties on lower St. Andrews Drive, and (4) explained that in 2017 a three year plan was then developed to try to permanently resolve the stormwater runoff issue. Phase One, at the middle trail area, to remove the culverts, reinforce the channel with rock to stop erosion, bridge where the culverts had gone under the trails, hence the cost of \$20,544. Phase Two and Three were to fix heavily eroded areas East of the middle trail section at a combined cost of \$48,532. Saving of \$6,000 plus if we could combine these two phases into one year. This budget premised on our getting required permits, (5) explained additional monies budgeted for ongoing trail and stormwater infrastructure annual maintenance and for refurbishing playground equipment.
5. Verify Quorum: Dave Baker reported that 19 homeowners were present and that 60 proxies had been obtained. This meets the required minimum number (60) of homeowners represented as required for a legal meeting.
6. Treasurer's Report: Joseph Kunthara reported that as of December 31, 2017 the HOA had \$7,273.92 in checking, \$10,026.58 in a money market account and \$100,924.51 in two CD's, and that all member's dues were paid up for 2017. He thanked our Audit Committee, Joan Harrison, Jackie La-Ngo and Mary Ong, for their work in preparing the annual audit. A motions to dispense with a formal audit by Richardson and Desilets was approved by voice vote.
7. Audit Committee Report: Audit report attached. Joan Harrison reported that their work was completed quickly and without any exceptions to investigate due to the excellent books and detail provided by Joseph Kunthara. All the monies expended during the year and currently in our

accounts were found to be accurate down to the penny.

8. 2018 Budget Approval: The 2018 budget was approved by voice vote of those present, motion by Richardson and Hutton. In addition, we had 58 proxies voting yes with two voting no.
9. Election to the Board of Directors: Officer to be elected to a three year term. Nominations were made by (1) Phil Falk nominating Dani Folsom, who was not present but had communicated her desire to volunteer for the position. She stated her interest was "HOA land preservation, including common ground area upkeep and view protection. Interested in a position supporting that effort". Dave Baker nominated Charles Desilets, pointing out his tenure as an ACC committee member, his lead role in the coach lights project and home maintenance issues. A secret ballot vote resulted in Charles Desilets being elected.
10. Open Session: There was discussion about how to get more participation in volunteering for projects. There was a suggestions of a neighborhood party and a multi-cultural effort. There will be follow-up by the Board on those suggestions. One home owner on Preswick Lane had an issue with tree growth now blocking views. The ACC will visit his home to look into that issue.
11. Meeting was adjourned at 8:47 PM
12. Submitted by David Baker