

OCHL - 12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S & OFFICER'S MEETING

OFFICERS & BOARD MEMBERS: Kellie Coffey, President, Charles Desilets, Vice-President, Dan McGovern, Treasurer, David Baker, Secretary, Mike Richardson, Member-at-Large

January 5, 2021 Board Meeting Minutes

Attendees: Kellie Coffey, Dan McGovern, Mike Richardson, David Baker, Dennis Hutton, Michael McMillan

1. This ZOOM Board meeting was called to order by Coffey at 6:36 PM. A Board quorum (4) was present.
2. Secretary's Report: The December 14, 2020 Special Board meeting minutes were unanimously approved on motions by Richardson and Coffey. There was no new correspondence to report.
3. ACC Report: **View Protection Issues** - (a) Removal of trees on the 12th and 13th fairways has not started. Folsom to contact the golf course to for a start date. b) Moothart view complaint, new photos have been taken from the Moothart home. The remaining blockage shown is being measured and will shortly be presented to two adjoining lot owners as part of our remedy process. c) Viray view complaint - The remedy letter sent to Paul Jaeger was contested by him. He asked us to consult our attorney to determine whether or not the four replacement trees required by the plat prior to occupancy were to be considered as native trees per the 2007 court order, therefore not subject or our view protection guidelines. Our attorney did subsequently confirm that these trees are to be considered as native trees per that court order. Since both the plat and Court ruling referred to these trees as having to be Conifer trees, we are again asking our attorney if they literally have to be Conifer trees since one of the four is a deciduous tree. Coffey to contact the attorney for that clarification.
Open Space - Mukilteo Stop Work Order update, Westland Resources still arranging for the city to inspect the completed planting.
Golf Course Fence Project - Folsom advises her golf course contacts have not responded to her recent calls. She will continue to call to gauge their interest in sharing the fence expense on the premise we select the contractor and quality of the fence.
Entrance Enhancements - Baker made a motion that the Board accept SeaScape bids to (1) replace four 9 ft Arborvitae at the Clubhouse Lane entrance for \$1375, (2) replace two 6 ft Arborvitae at the upper St Andrews Drive entrance for \$385 and (3) replace six 6 ft Arborvitae at the lower St Andrews Drive entrance at \$635. The motion was seconded by Coffey and unanimously approved by the Board.
4. Treasurer's Report: (a) Coffey officially welcomed our newly appointed treasurer, Dan McGovern, thanking him for taking on this responsibility mid term account the resignation of Brigitte Santosuosso. (b) Coffey provided year end bank balances which can be made available to members upon request. (c) Status of South HOA billing - Coffey recently traced their management company for the status of our 2019 billing of shared expenses. She was advised it was passed on to the HOA treasurer, who when contacted asked for a copy of the agreement. Coffey to provide. (d) Dues Statement mailing date - McMillan will have mailing labels by end of this week and mailing should take place by early next week. (e) Update on changing banks - McGovern reviewed the advantages he sees in changing our banking to Bank of America. They are (1) newer technologies that will

improve cash management particularly with our upcoming influx of homeowner's dues payments, (2) a streamlined electronic payment systems for our vendors like Monarch and various utilities, (3) our being able to integrate into their QuickBooks system, (4) a more user friendly system for deposits, etc. After some discussion, a motion was made Coffey, seconded by Richardson that the Board officially approve a transition of our banking from Heritage to Bank of America. This motion was unanimously approved by the Board. Upon a recommendation by McGovern that the HOA return to having an annual audit by a certified CPA, a motion by Coffey, seconded by Baker to return to that practice was unanimously approved by the Board.

5. Annual Meeting - The Board confirmed we will still postpone the Annual meeting from January to a date to be determined in October due to Covid safety concerns. Coffey will be notifying the membership of this by email including current budget information, how to contact the Board if any questions, etc.
6. Meeting was adjourned at 7:22 PM
7. Submitted by Dave Baker