

OCHL - 12 HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S & OFFICER'S MEETING

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

October 2, 2021 Board Meeting Minutes

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

1. This ZOOM Board meeting was called to order by Coffey at 6:29 PM. A Board quorum (4) was present.
2. Secretary's Report: There were no September Board meeting or minutes account only two Board members present. A minimum of three required for a legal meeting.
3. ACC Report: **View Protection Issues** - (a) Moothart view complaint - Two of the three adjoining neighbors have scheduled pruning within the next ten days. It was decided that a letter to the third homeowner will be drafted by Baker and if approved by the Board, signed by Coffey. (b) The view protection complaint 11924 Preswick Lane had been resolved between the golf course and this homeowner.
Open Space - (a) Mukilteo Stop Work Order update - No update. (b) Urban Forestry report of dangerous trees - Eleven trees were identified as dangerous requiring removal, pruning or further monitoring. Work to date has resulted in only one tree left for partial pruning and two for further monitoring. (c) Removal of silt/foliage at our bio-pond - bid of \$10,180 received from Bodine Construction. The Board had previously approved accepting the Bodine bid. Wetland Resources are working with the city so we can proceed with this work starting October 12th.
Golf Course Issues - (a) The fence project along Harbour Pointe Blvd - McGovern negotiated an agreement with the golf course where they will split the cost of a 75 foot fence including a ten foot gate. Bids arranged by McGovern were discussed. A motion by Baker seconded by Hutton that the ACC recommend to the Board to accept the bid of \$5,783 which includes tax by Town & Country of Lynnwood and authorize McGovern to complete the arrangement with Harbour Pointe Golf Club passed unanimously. Baker made this same motion at the Board meeting, seconded by Richardson which was passed.
New Project Ideas - (a) Root Gringing Trail System - bid by Avid Landscaping for \$4,875 was received. The city has now advised that we cannot grind roots. Baker waiting for our insurance carrier to provide advice. (b) Refinishing tables/benches, replacing border planking at Bayview Park awaiting bids. (c) Bayview Park Pavilion project - It was decided to put the pavilion project on hold and in lieu thereof explore upgrading the playground equipment.
4. Treasurer's Report: (a) Financials - McGovern furnished a detailed written report of our current income, expenditures, net income and reserve funds. We have only two homeowners left to pay their dues. There was discussion regarding obtaining outside professional bookkeeping and other services to assist in our accounting requirements, with the likelihood an increase in dues could be necessary to cover those costs. Coffey to schedule a meeting in roughly two weeks to further explore this option.
5. New Business - (a) Annual Meeting - The difficulty in holding an normal face to face meeting and even a zoom meeting was discussed. The Board authorized Coffey to obtain legal advice regarding our options. The election of three open Board positions is complicating the issue. These elections are normally held at our annual meetings by

in person voting. The possibility of electronic voting will be explored.

6. Meeting was adjourned at 7:25 PM.

7. Submitted by Dave Baker