

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

November 2, 2021 Board Meeting Minutes

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

1. This ZOOM Board meeting was called to order by Coffey at 6:48 PM. A Board quorum (4) was present.
2. Secretary's Report: October 5, 2021 Board Meeting minutes were approved upon a motion by Baker and seconded by Coffey. The October 20, 2021 Special Board Meeting minutes were approved on a motions by Baker seconded by Coffey.
3. ACC Report: (a) Update on Member Assignments: (a) Moothart View Complaint Update: Two of the three adjoining neighbors have recently did backyard pruning. The third and last homeowner was contacted by Coffey and committed to do pruning very soon. After that work is completed new photos from the Moothart home would be the next step. (b) Urban Forestry Dangerous Tree Survey: Baker reported one last tree requiring partial limb removal is scheduled within a week. (c) Bio Filtration Pond silt removal: Wetland Industries is in the process of obtaining the required permit for the silt removal. Silt removal cannot be done until we have an extended dry spell. In the interim, Bodine will place a ring of hay bales around the main outlet to prevent it from being plugged up with silt. (d) Golf Course Fence Update: McGovern reports Town & Country has provided two separate contracts to ourselves and the golf course for the amounts each agreed to pay for the fence. The fence work to begin in early December. (e) Refinishing of tables/benches and replacement of deteriorated plank edging around the chipped area of our Bayview Park: Rystrom obtained a series of bid proposals from Happy Homes Handyman Service. The committee will recommend to the Board that we accept a bid of \$970.58 for the replacement of the planking only at this time due to the exposed rebar being a safety hazard. Rystrom to work with the contractor to see if they would complete that work now and we would elect one of their options on the tables/benches for completion next Spring. (f) Board Response regarding RV parking violation at 6305 St Andrews Drive. After discussion the Board asked Coffey to respond to the this homeowner's request for an exemption based on the Fair Housing Act that the Board would require documentation indicating why the type of vehicle at issue is required to meet the mother's transportation needs. Further, the information is required to show that the requested accommodation is necessary due to the disability. This request based on our attorney's advice.
4. Treasurer's Report: (a) Financials - (a) McGovern furnished a detailed written report of our current income, expenditures, net income and reserved funds as of October 31, 2021. (b) All homeowners have now paid 2021 annual dues. (c) Budget development for 2022 is progressing. (d) We are still waiting for the 2020 reimbursement from South.
5. Website Update: Coffey advised work to update our minutes on the website was contracted to Dan Saul at \$40 per hour and that the work was in progress. McMillian committed to getting the old website with the search feature back up and available. He will also explore adding a search feature to our current website.
6. New Business - (a) Annual Meeting - The difficulty in holding an normal face to face

meeting and even a zoom meeting was again discussed. Coffey gave an update on the legal advice regarding our options. The election of three open Board positions is complicating the issue. The Board decided at the October 20, 2021 Special Board Meeting to hold a normal in person meeting the third week in January. Baker and were to see if dates are available at the Mukilteo City Hall or Harbour Pointe Golf Course. This plan was confirmed by the Board.

6. Meeting was adjourned at 7:24 PM.
7. Submitted by Dave Baker