

OCHL - 12 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS & OFFICERS MEETING MINUTES

Officers and Board Members: Dani Folsom, President; Joe Rystrom, Vice President; MaryLynn Birney, Treasurer; OPEN, Secretary; OPEN, Member-At-Large.

Wednesday, November 2, 2022

Via Zoom

Board Members in Attendance: MaryLynn Birney, Dani Folsom, Joe Rystrom.

Others in Attendance: Phillip Falk, LeRoy McNulty

Meeting called to order at 6:41 PM by President Folsom

OLD BUSINESS

1. 2022 Annual Meeting

Meeting went very well and a lot of positive feedback. We had a record attendance due to concerted efforts, reminders, word of mouth and banners at monuments for the first time.

2018 - 19 HOA members were in attendance

2019 - 26 HOA members were in attendance

2020 - 29 HOA members were in attendance

2022 - 47 HOA members were in attendance

A quorum, however, was not met. Discussion led by Folsom, to have a second meeting and an additional opportunity for members to participate in the HOA election, in accordance with the bylaws. Ballots will be distributed prior to for those unable to attend this second meeting. TBD meeting date and location.

One Board position is still unfilled.

Birney is working on annual meeting minutes, to be assisted by Rystrom.

STATUS: OPEN

2. Monarch Update (landscaping vendor)

Due to a good faith discussion with Monarch and the commitment to replace plants and lawn repair, Treasurer will release payments through October. November/December payment will be held until work is completed to Board's satisfaction.

STATUS: OPEN

NEW BUSINESS

STATUS: OPEN

2. Annual Backflow Test

Rystrom updated board about the annual backflow tests at Bayview Park and on St. Andrews open space and are required by Alderwood Water and Mukilteo Water District. Tests were completed on Jun 16, 2022, and submitted to respective above agencies. Letter received from Mukilteo Water, stating it did not receive reports. Resubmitted on Oct 3, 2022 by both Affordable Backflow and Board.

STATUS: CLOSED

3. Volunteer Appreciation Day

Discussion led by Folsom who, where and when. Volunteers in the past 1-2 years, possibly at Ivar's, and January. Invitees can bring a guest.

STATUS: OPEN

COMMITTEE REPORTS

Architectural Committee Highlights

1. Request for Quote/Proposal for landscape contract
Folsom is finishing up requirements for RFQ/P. Added will be trimming area near bio-pond, and remove area on Bayview strip, which is golf course owned. Or, have golf course reimburse HOA for maintaining this strip. Add additional language for consequences for non-performance, and attending ACC meetings quarterly to update committee on state of HOA landscaping and any issues that need to be addressed. Draft RFQ/P should be ready in November, and for dissemination in early December. All interested vendors will be required to attend tour of areas included in contract.
2. Monarch Update (landscaping vendor)
Per Enrique Estrada, Branch Manager, the sprinklers were turned off and winterized by an irrigation tech on October 27. Plants replacement is to start in St. Andrews on November 8 with the goal of finishing everything in the next couple of weeks, and will send updates.

3. Solar Panel Issue. The ACC briefly discussed updates, and HOA attorney sent owners a letter in reference to panels, and has not yet heard back. McNulty mentioned that he received letter and would not be able to attend to jury duty and heart surgery for he and his representative, respectively.
4. Mr. McNulty volunteered himself and neighbor Mr. John Tousley to be on the ACC, via email. Consideration is on hold until solar issue is resolved. McNulty also mentioned that he received letter and would not be able to attend to jury duty and heart surgery for he and his representative, respectively.
5. The ACC will be working on an artificial turf policy in 2023. An HOA member asked about such a policy at the annual meeting.

See November 2022 ACC minutes for other discussed items.

TREASURER'S REPORT

Financial statements were provided to the Board members.

Progress is being made with HOA audit, with Annette at Compass Accounting.

Meeting adjourned at 7:20 PM by President Folsom.

Prepared by Joe Rystrom. Note that information was added for any Board emails with Board business during the period from the last board meeting to this one.