

**One Clubhouse Lane Sector 12 Homeowners' Association**  
**2023 Annual General Membership Meeting Minutes**  
**Wednesday, November 29, 2023**

BOARD OFFICERS: Dani Folsom, President; Joe Rystrom, Vice President; MaryLynn Birney, Treasurer; Ahmed ASH Hussain, Secretary; Carol Tento, Member-at-Large

ACC COMMITTEE MEMBERS: Dani Folsom, Chair; MaryLynn Birney, Mike McMillan, Joe Rystrom.

**Meeting Attendance count – a total of 22 homeowners were present**

**1. Call to Order and Welcome**

The meeting was called to order by Vice-President, Joe Rystrom at 7:10 PM at Rose Hill Community Center. Joe introduced guest speaker, Mukilteo Mayor Joe Marine. Mayor Marine spoke about various local issues in our community and city, including speed cameras coming soon. Questions from members included pavement conditions on Harbour Pointe Blvd and Mukilteo Speedway. Mayor Marine introduced Crime Prevention Officer Nathan Fabia. Officer Fabia spoke about individual homeowner security, as we know our neighborhood best. Report suspicious / out of the ordinary behavior to the police.

Current Board and ACC members introduced themselves, recognition given to past HOA volunteers. All members proceeded to introduce themselves.

**2. Architectural Control Committee Report**

Reviewed main duties and responsibilities of the ACC. Always looking for volunteers to add value. The ACC requests members to know and follow the CC&Rs. Four main enforcement items are yardwork neglect (fall leaves, weeds in beds, dead and dying shrubs and lawns), trash, recycle green bins stored in locations visible from street., RVs (including boats and trailers) and work trucks parked in driveway for more than 72 hours

is prohibited. Also, know view impairment rules, and how to mitigate. Lastly, ACC approval must be obtained **prior** to the start of any exterior change or addition to your property.

### **3. Treasurer Report**

The Treasurer distributed copies of the 2024 budget which show annual dues increase to \$434/homeowner. This increase is necessary due to rising costs, particularly our grounds care, with the low bid rising over 40% from our last contract. Irrigation repairs are increasing due to the aging infrastructure. All other categories are increasing due to inflation.

A motion was made to bypass the state requirement for an external CPA audit and to use our volunteer audit committee. Seconded, PASSED.

### **4. Board Election**

The Board has a vacancy. Motion by Birney, to elect Carol Tento to the “Member at Large” position in the Board. Seconded by Rystrom. PASSED by all Board members present. A majority of members present also raised hands in support. Her election was unanimous. No negative comments were presented.

### **5. Open Session**

Various topics, including view impairments were discussed.

### **6. Raffle and Adjournment**

Raffle was done for those present at the meeting. Four \$25 cards were distributed.

Annual meeting adjourned at 9 PM.