

OCHL - 12 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS & OFFICERS MEETING MINUTES

Officers and Board Members: Dani Folsom, President; Joe Rystrom, Vice President; MaryLynn Birney, Treasurer; Ahmed ASH Hussain, Secretary; Carol Tento, Member-At-Large.

Wednesday, September 4, 2024

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

Others in Attendance: Mark Powers, Michael McMillan

Meeting called to order at 7:00 PM by President Folsom

Approval of Minutes: Board Minutes for August 7, 2024 are APPROVED.

OLD BUSINESS:

1. Solar Issue

04/18/2023 Board voted to approve to send McNulty fine imposition 30-day notice to submit an ACC application in accordance with HOA solar panel policy in order to avoid the imposition of fines and other action. The 30-day notice will go out via first class, as well as a separate certified mail.

UPDATE 02/07/2024 Solar arbitration case is still pending. Date for the arbitration to be determined.

UPDATE 06/05/2024 Folsom has submitted additional documentation, per request from HOA legal.

UPDATE 08/07/2024 HOA officers provided depositions July 24-25.

STATUS: OPEN

2. Annual Meeting

06/05/2024 Discussed potential increase in dues, and other related changes. The ACC is working on updating some of the CCRs and view policy. Discussed need for additional clarification on HOA's view policy, and would be best to appoint a chair of subcommittee to look into that. Member Kevin Harrison volunteered to fill that role. Motion was made by Birney to appoint Kevin Harrison to chair a subcommittee to evaluate the current view policy. Seconded by Tento. PASSED.

Annual meeting potentially scheduled for October.

07/03/2024 Discussion of future due range targets with increased costs and potential capital projects.

UPDATE 08/07/2024 Annual meeting target for first week of November.

UPDATE 09/04/2024 Discussed annual meeting date, and times, and agreed on Wednesday, November 13, 7 PM. Motion by Rystrom to hold convene annual meeting on Wednesday, November 13, 7 PM at Rosehill Community Center, Mukilteo. Seconded by Birney. PASSED. Team will start working on agenda, notifications and other planning.

STATUS: OPEN

3. View Subcommittee

07/03/2024 Motion made by Birney to change appointment of chair of view subcommittee from Kevin Harrison to Dani Folsom. Kevin Harrison and Sean Wiegand volunteered to be on view subcommittee and nominated for appointment. Seconded by Rystrom. PASSED.

STATUS: OPEN

4. Bayview Playground

08/07/2024 The ACC is requesting a new swing set for Bayview Park., as old set was deteriorated and had safety issues. Motion by Rystrom to award the purchase and installation of a new 3 bay swing in Bayview Park to GameTime - Great Western Recreation: Swingset \$8,088.00; Freight - \$2,208.23, Tax - \$1,060.00. Seconded by Birney. PASSED. Agreement with Windward Bluff contributes 20%.

STATUS: OPEN

NEW BUSINESS:

09/04/2024 CCRs. The ACC recommended removing pages 40-43 revision of the 2005 "Evaluation Standards and Guidelines to Architectural and Aesthetic Control and View Protection in One Clubhouse Lane, as it was never officially approved. After a brief discussion the board members were in concurrence. Motion by Rystrom, seconded by Birney to remove pages 40-43 revision of the 2005 "Evaluation Standards and Guidelines to Architectural and Aesthetic Control and View Protection in One Club House Lane, Sector 12. PASSED. Pages 40-43 will be digitally struck, and the following wording will be annotated on the document: *This document has been superseded by the View Protection Guidelines & Remedy Procedures that was adopted on October 22, 2008. The superseding document is available in the One Club House Lane Sector 12-HOA website within the "Policies and Rules" link.*

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See September 2024 ACC minutes

Treasurer's Report

- Financial reports were provided in advance of the meeting.

Meeting adjourned at 7:45 PM by President Folsom.