

SWCC Board Meeting Minutes
Saturday December 9, 2023 – 10AM

Call to order. Dave, Brandy, Donna, Jerry, Mike, Doyle, Bill, Jeannine attending Trustees.

Agenda reviewed, and Dave added items.

Motion to approve previous month's board meeting minutes, seconded, and approved.

Treasurer's report -- \$203,398 total all accounts, motion to approve, seconded, and passed.
TREASURER REPORT DECEMBER 09/2023 Statements for November 2023

GENERAL CHECKING ACCOUNT

XXXXXX6246 Free Business Checking 28,972.67
7 Deposits/Credits 14,891.50 Average Ledger 34,764.21 33
Checks/Debits 16,226.39 Average Collected 34,224.53

Current Balance 28,972.67 Previous Balance 30,307

(Transfer from 6246 to 6253 1500.00)

(Transfer from 6246 to 9479 10333.34)

DEBIT CARD ACCOUNT

XXXXXX6253 Free Business Checking, 1,480.32
1 Deposits/Credits 1,500.00 Average Ledger 1,207.15 9
Checks/Debits 598.60 Average Collected 1,207.15

Current Balance 1,480.32 Previous Balance 578.92

BRIDGE ACCOUNT

XXXXXX5936 Business Savings Account 11,351.06
Deposits/Credits .00 Average Ledger 11,351.06 Checks/Debits .00 Average Collected 11,351.06
Interest Earned .47 Interest Paid 2023 Interest Paid 1.53 Annual Percent Yield Earned 0.05%

Current Balance 11,351.53 Previous Balance 11,351.06

REGULAR SAVINGS ACCOUNT

XXXXXX0743 Business Savings Account 99,147.15
Deposits/Credits .00 Average Ledger 99,143.08 Checks/Debits .00 Average Collected 99,143.08
Interest Earned 4.07 Interest Paid 4.07 Annual Percentage Yield Earned 0.05%

Current Balance 99,147.15, 2023 Interest Paid 37.03 Previous Balance 99,143.08

RESERVE ACCOUNT

XXXXXX9479 Business Savings Account 62,446.45
Deposits/Credits 10,333.34 Average Ledger 55,210.84 Checks/Debits .00 Average Collected 55,210.84 Interest
Earned 2.27 Interest Paid 2.27 Annual Percentage Yield Earned 0.05%

Current Balance 62,446.45 2023 Interest Paid 32.40 Previous Balance 52,110.84

(2 deposits 5166.67, Oct, & November)

Facilities Manager's report

- Bylaws mailer going out to show recorded changes (those made at Annual meeting in May).
- Annual dues invoices will be going out at the end of this month, due by 3/31/2024. New dues amount is \$568 per lot.
- Insurance has been non-renewed and we're obtaining a replacement. Required by Jan 1st.
- 42 accounts in Arrears as of today for \$37,556. We released 5 liens that were paid in full and added 1 new lien last month.
- No new complaints from the community.
- The attorney is still working on one foreclosure, and we have sent him 3 new ones. There are 9 more accounts now that are under discussion. One account had to be written off in its entirety due to tax sale \$3,244.
- Have 2 quotes from professional HOA managers Update and awaiting 3rd proposal from local company Accolade (Ellensburg).

Old Business

Committee Reports

- a. Community -- Holiday parade cancelled due to weather and lack of participation. I wanted to give a shout out to Darla who's been cleaning the clubhouse since October and been very communicative and helpful.
Roads -- Snow plows have been out, sander up and working. Need to check with attorneys on requirements.
Pool – nothing new
Dam -- next report to State due first week in May.
- b. Governance – will start up next month.

Audit update – Auditor terminated for non-performance. We will be obtaining another auditor and will be getting proposals

- c. Budget and Reserve Study – planning to get new reserve professional and requested 3 proposals, one from a recommendation, one from Seattle, only have 1 back now.

Bridge Contract – scope of work sent out to 2 contractors. This needs to be expedited to finish before the canal opens again.

Signs Replacement – sign survey being done and almost complete.

Caretaker Vehicle Pad – rough estimate is \$2,200. Motion to stop further consideration, seconded, and did not pass. Jerry will continue to develop the project.

Bridge update – KRD and Bureau of Reclamation still working on crossing agreement. Not eminent.

New Business

Tree Removal at Lower Lake – will get proposal to take care of trees on east bank of lower lake. Doyle volunteered to do some of the trimming.

Liens/collections – follow policy and place liens on any accounts overdue by more than 6 months.

- d. Electronic voting at Meeting – this was something brought up at the last annual meeting, do we want to have an option besides just proxy voting? Jeannine will investigate options.
- e. Nominations – we have some officers and trustees coming to the end of term in May.

Trustee 2 – Jeannine

Trustee 4 – Dave

Trustee 6 – Bill

Trustee 8 – Donna

President - Dave

Secretary - Donna

Treasurer – Donna

We'll be seeking new people and any that would like to serve again.

Member open floor

Miscellaneous comments on volunteering, signs for the community, HOA professional management, annual audit, CPA's, attorneys, bookkeepers, and taxes.

Motion to adjourn, seconded, and passed. 12:08 PM