

SWCC Board Meeting Minutes

Saturday January 13, 2024

1. Call to order at 10 AM. Dave Korpi, Donna Mayo, Mike Josenhans, Jennine Takaki, Jerry Irhke, Bill Porter, and Brandy Lobdell attending.
2. Agenda was approved after Jeannine's SharePoint updates and Dave's additions to facility manager's report.
3. Motion to approve last meeting minutes, seconded, and approved.
4. Motion to approve the treasurer's report, seconded, and approved.
5. Facilities Manager's report
 - a. Correspondence – Incoming / Outgoing – annual dues billing went out starting Jan 1.
 - b. Accounts in Arrears / Liens / Collections – 40 accounts in arrears.
 - c. Enforcement of CCR's / Bylaws – complaint received, getting more info from that person
 - d. Foreclosure update from Atty – waiting until April for certain accounts, but several others will receive final past due notices
 - e. Professional HOA Management Update – 3 proposals sent to Board
 - f. Credits in QuickBooks – unclaimed funds cleaning up to send them in to State as refunds
 - g. Insurance – significant annual increase, new policy costing \$48k instead of \$12k annually. Need to discuss with attorney.
6. Old Business
 - a. Committee Reports
 - i. Community – no report.
 - ii. Roads – snow plowing proceeding as needed.
 - iii. Pool – no report.
 - iv. Dam – no report.
 - v. Governance – starting to meet and discuss next steps.
 - b. CPA Proposal – Donna recommends that we retain Newman CPA. Motion made, seconded, and passed to hire them.
 - c. Reserve Study Proposal – Have 3 proposals, Donna recommended Assoc. Reserve from Bellevue. A motion to hire them contingent upon confirmation was seconded and passed.
 - d. Bridge Proposal – bids haven't been received yet
 - e. Signs Replacement – will defer till later.
 - f. Caretaker Vehicle Pad – plan to proceed with this but not this season, will need to submit to membership at the Annual Meeting for vote since it is a capital improvement.
 - g. Bridge update – have been in contact with supervisor in Yakima, hopefully will get some more action on crossing agreement.
 - h. Electronic voting at Meeting – Jeannine did research on what would take and several options available, board took no action.
 - i. SharePoint – Jeannine entering old written documents into SharePoint, needs board to input their files into Office 365.
 - j. Tree Removal at Lower Lake – Work was done on the limbs overhanging the road at the east end of the lower lake.
 - k. Upcoming Elections, these positions will be open, the incumbents are listed
 - i. Trustee 2 – Jeannine
 - ii. Trustee 4 – Dave
 - iii. Trustee 6 – Bill
 - iv. Trustee 8 – Donna
 - v. President - Dave
 - vi. Secretary - Donna
 - vii. Treasurer - Donna
7. New Business
 - a. Budget Committee – Donna will chair and get going for the Annual Meeting.
 - b. Nominations Committee – Bill will chair the committee to seek candidates for the open positions.
 - c. HOA Management Company – we have 3 proposals of \$2700, \$3000, and \$3200 per month, our current cost for management is closer to \$15,000 annually, board took no further action.
8. Member open floor (3 minutes maximum per member)

- a. Question about bylaws already including provision for electronic voting, so additional revision unneeded.
 - b. Question on scope of audit, understood to be one year.
 - c. Question about water system, referred to the water district.
 - d. Additional discussion and comments about the insurance and bridge issue.
9. No Executive session was entered.
10. Motion to adjourn, was seconded, and passed at about 12:15PM.