

BOARD MEETING MINUTES 05/05/2022

Attending Board Members & Trustees:

President Al Miotke, Secretary Samantha Hughes, Treasurer Michael Frederick-Martinez, Trustees Amy Kasprzyk, Carla Gianini, Amy Meharry, Tony Scoccolo, Matt Coughlin.

Guests (members): Jim Thompson.

Meeting called to order @ 7:07pm by President Al.

Al asked everyone to review the minutes from 04/07/22. After review, Michael moved to approve the minutes and Carla seconded the motion. The minutes were approved unanimously.

Michael lead a review of the monthly financials from April and fiscal year 05/2021 – 04/2022. The ending fund balance was \$2,214.60. Samantha moved to approve the financial report and Amy K seconded the motion. The financials were approved unanimously.

FOLLOW UP BUSINESS

1. Dock Project Update
 - a. Marine Floats has completed Phase 2 & 3 of the dock project. Our remaining balance with Marine Floats is \$49,722.30 and our bookkeeper will continue to communicate with the board about payment for the final balance. Other projects remain on hold until balance is paid.
2. Security Company
 - a. Tony received a draft contract from Washington Patrol Division after confirming that we would like to move forward with the company. Tony reviewed the contract with the board. Board requested a cancellation clause to be added, need park address updated, and any terms of 'association' need to be changed to Maintenance Company or client. Tony agreed to ask for the revisions. He will send updated contract to group for approval through WhatsApp so we don't have to wait for June's meeting.
 - b. Amy K agreed to call Pierce County Security (our previous security company) and cancel our contract.
3. Trespass Agreement
 - a. Al received the 6 trespass signs that were ordered to be compliant with our trespass agreement with the Bonney Lake Police Department. Al will work on hanging signs at all entrances, parking lot and tennis courts.
4. Insurance Vendor
 - a. No updates. Amy K is working with continuing to work with broker, Lisa Trieu-Bliss to find the best deal for insurance for the park property but no deals have been found. Amy K suggested that sticking with Liberty Mutual might be our best option. Amy M offered to share contacts to possibly gather other quotes.

5. Bylaws/Articles of Incorporation
 - a. Amy K and Amy M met over the last month to discuss next steps in updating our bylaws. In their continued research, they were able to locate a set of recorded bylaws from 2005, however, they need to locate the matching meeting minutes to support the changes they see in the bylaws. An additional concern with the bylaws is that the language doesn't match the recorded plat maps. We received a USB from former board secretary to try and locate missing minutes. Samantha will review USB and upload previous minutes to our Gmail drive attached to our email account. Al offered to meet with Amy K and Amy M to determine next steps.
6. Howick Property – Past Dues Recovery
 - a. Amy K and Amy M met to review options to continue pursuing past due balance of this property. Amy M (lawyer) believes there is an avenue for us to recover the past dues. We have 2 years from date of death to follow up. They will put together a plan and have it ready to present at June's meeting.
7. Security Camera Updates
 - a. Matt is looking into additional cameras and upgrades to our current system. He did learn that we use Alarm.com and since it is proprietary we might run into barriers, but we will cross that bridge if we need to. For now, Matt will continue to browse options and compare cost to redo what currently exists vs. how we can recover the cost. He will also look into a wireless option to give the board greater access to footage without having to go to the park every time.
8. Pest Control
 - a. Samantha contact our current pest control company: Firewall Pest Control. He confirmed that our current service only covers rodent control. He did look at the hornets' nest near the tennis court and believes it is abandoned. He will continue to keep an eye on it and determine if it needs to be removed. The company suggested we considering changing our service from \$70 to \$100 to add spider and bug control to a monthly visit. Amy motioned to approve the change in service, and Tony seconded the motion. The change was approved unanimously. Samantha will contact company about the change.
9. Past Account Balance – Payment Formula
 - a. Current formula that was voted by the board in 2018: forgive 45% interest. This formula supersedes existing formulas. The board would like to establish a new formula with a specific timeline attached. Amy M offered to draw up a proposal of a formula and bring to next month's meeting.
 - b. Samantha will communicate with Dawn that she can use existing formula to communicate with homeowners reaching out to settle their current date.

NEW BUSINESS

1. Open Board Positions
 - a. The only position left open is Vice President. Al made the executive decision to post Kevin's position since he has not attended meetings since 2021 and his house sold. Announcement will be given at annual meeting later in the month.

2. Shoreline Erosion near swim dock
 - a. Al consulted with dock company, Marine Floats, to find a fix to prevent injury when walking onto the swim dock. There is significant wash out making a trip hazard as you walk onto the dock from shore.
 - b. Matt offered to make a transition piece from land to dock. Al offered to work on design with him. More information to come...
3. Fence Security
 - a. South side of fence has been dug out and washed out by rain so far that kids are crawling under it to sneak into the park. Matt offered to find a solution to prevent it from happening again.
 - b. South walk through gate (closest to clubhouse) has been jimmied with slim objects like butter knife by people trying to sneak in. Matt offered to work on the solution as well to prevent it.

Meeting adjourned @ 8:19 pm by President Al.

Our next board meeting will be on Thursday 06/02/2022 @ 7pm at the park clubhouse.

Annual Meeting is scheduled for Saturday 05/21/2022 @ 10am.

- Al requested assistance in printing out documents since he will be on vacation the week prior. Amy K offered to connect with bookkeeper Dawn for printing services.

Minutes respectfully submitted by Samantha Hughes.

Minutes addended 06/06/2022 after corrections to board member name were pointed out in June's meeting.