

BOARD MEETING MINUTES 06/02/2022

Attending Board Members & Trustees: President Al Miotke, Secretary Samantha Hughes, Treasurer Michael Frederick-Martinez, Trustees Amy Kasprzyk, Amy Meharry, Tony Scoccolo, Matt Coughlin.

Guests (members): Arnaud Simon

Meeting called to order @ 7:05pm by President Al.

Al asked everyone to review the minutes from 05/05/22. Minutes need to be updated to reflect correct letter of last name for Amy Meharry in section 6. After review, Michael moved to approve the minutes with requested changes and Matt seconded the motion. The minutes were approved unanimously.

Michael lead a review of the monthly financials from May.

The ending fund balance was \$76, 034.66. Al will continue to work with Murrey's Disposal for a refund since the dumpster was not emptied for 3 weeks. Bookkeeper submitted a spreadsheet to the board totaling the past due accounts on our books. Past due account balances are totaling \$71, 627.27 as of 05/31/22. Samantha moved to approve the financial report and Tony seconded the motion. The financials were approved unanimously.

FOLLOW UP BUSINESS

1. Past Dues Recovery for 6001 205th Ave E (Maple Point)
 - a. New owner, Arnaud Simon, attended monthly meeting to discuss next steps for him and his family being able to access park. Amy H led discussion with Mr. Simon and gave detailed information about our history with this property and the previous owner. The board expressed understanding and thanked Mr. Simon for joining the meeting and sharing his thoughts and request. Amy M will send a follow up email to Mr. Simon that will include the Escrow payoff that was completed 06/29/21 sent by our bookkeeper.
 - b. Amy M drafted a letter to send to previous owner's lawyer, Steve Bobman. Letter was reviewed by all members. Samantha requested a copy to be sent to escrow. Samantha made a motion to approve the letter and send out ASAP and Amy K seconded the motion. Letter was approved unanimously. Amy M stated she will send out letter via email the next business day with supporting documentation. She will keep the board informed about a response.
2. Security Company
 - a. Tony sent revised contract from last meeting to the board through email and WhatsApp for approval to ensure it was activated before Memorial Day holiday. Contract was signed 05/21/22 and delivered to our new security contractor the same day. Tony will be managing our contract and will communicate with the company whether service is needed on weekends with poor weather.

- b. Amy K confirmed that our service with Pierce County Security has been cancelled. Michael offered to contact our previous board member, Vicki Karuzas, who was responsible for managing security to recover PCS key fob.
- 3. Trespass Agreement
 - a. Al and Tony hung up 4 of the 6 signs. One sign still needs to be placed by the boat launch gate. We will leave 1 replacement sign in our security closet.
- 4. Estimated Budget for 2022 – 2023
 - a. Bookkeeper Dawn put together an estimated budget for the next fiscal year including possible escalation.
 - i. Estimated budget for monthly and yearly expenses = \$41,065.00
 - ii. Estimated remaining balance = \$34,738.00
 - iii. Marine Floats balance = approx. \$49,722.30
 - b. Samantha asked board about consideration of some sort of loan to help offset the remaining balance is to give us more of a cushion if any unexpected events arise. Amy M mentioned that she has worked with other HOAs that were able to obtain a commercial loan. Amy M offered to get in contact with a broker and determine options available to IIMC. Samantha to connect with Dawn about this option.
- 5. Payment Formula for Past Due Accounts
 - 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 was busy working on the account recovery for the 205th property and has not been able to draft up new formulas. In the meantime, Amy K made a motion to adjust the current formula to “45% discount of interest only to members requesting discount. If account balance is not paid within 90 days, the homeowner is responsible for the full amount.” Matt seconded the motion and it was approved unanimously.
 - b. Samantha will communicate with Dawn regarding the small change.
- 6. Park Signage
 - a. At the annual meeting, members requested additional signage regarding No Fireworks be posted well in advance of the holiday to help give notice. Board plans to post on social media and website as well. Notification went out through mail via the newsletter as well. Amy K offered to purchase 3 signs with graphic.
- 7. Filing Liens on Past Due Accounts
 - a. Amy M informed the board that we need to update our records and account balances to reflect the statute of limitations for collection of delinquent assessments for HOAs which is 6 years. This is a rolling calendar year. Amy M will work with Dawn to update our records and share new balance of past due accounts.
 - b. Amy K will continue to work on the drafted letter to be sent to home owners who are eligible for a lien.
- 8. Security Cameras
 - a. Matt shared pricing spreadsheet of hard drive storage and additional cameras. The board agreed to hold on this purchase until we confirm our budget moving forward.

9. 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 placed 2 boulders along fence line, but it has been moved a couple times now. Being conscious of budget, Matt offered to use rebar and drill into boulders to prevent shifting and movement of rocks. Matt stated he will need a hammer drill with a 3/8- or 1/2-inch drill bit. Amy K offered to post on FB to see if anyone in community would be willing to loan equipment. After meeting on Thursday night, Amy K messaged board (via WhatsApp) that a family friend has the supplies available for us to use.
 - b. South walk through gate (closest to clubhouse) has been jimmed with slim objects like butter knife by people trying to sneak in. No updates, needs follow up.
10. Dock Project Update
 - a. We are waiting for final approval from City of Bonney Lake.
 - b. Caps are needed on metal pilons and reflectors are needed for side of dock. Al will research/purchase these items and work to get them installed ASAP.
11. Shoreline Erosion near swim dock
 - a. Ramps would cost around \$450 - \$500 with volunteer labor to install. The main cost will be diamond plate material. Samantha offered to work with Matt regarding funds that could be pulled from clubhouse rental monies.

NEW BUSINESS

1. Open Board Positions
 - a. Amy K volunteered to become Vice President. Board discussed and approved unanimously. Amy K will move into role immediately.
 - b. New trustee position is now open.
2. Pot Hole in Boat Ramp
 - a. Member at annual meeting requested pot hole in boat ramp area to be filled before it gets worse or causes damage. Samantha will ask her husband (who does asphalt for a living) if he would be willing to volunteer his time if we purchased supplies and materials. Board wants it done correctly so it lasts.
3. Illegal Dumping
 - a. Board members found out about illegal dumping through landscaper 2 weeks ago. There was fencing/decking material placed in dumpster but after reviewing 2 weeks of footage we were not able to find date and time when it happened.
4. July Board Meeting
 - a. Samantha informed the board that she will be out of town for the next meeting July 7th. Multiple other members they would be out of town as well, so the board voted to move the meeting to July 14th. Amy K will update website with information.
5. Follow up to Annual Meeting
 - a. Board agreed to postpone topic to July given that we were already over our 1-hour meeting.

Meeting adjourned @ 8:36pm by President Al. Our next board meeting will be on Thursday 07/14/2022 @ 7pm at the park clubhouse.
Minutes respectfully submitted by Samantha Hughes.