

**SUNSET COVE DEVELOPMENT HOME OWNER'S ASSOCIATION
ZOOM ANNUAL MEETING
TUESDAY, JANUARY 24, 2023**

Board Members Present: Doug Berard - President, Dan Allawatt - Vice President, Jean Warner - Secretary, Dawn Bachmann - Treasurer, Steve Krippner - Landscape Chair, Claire Colson - Landscape Chair-elect, Kathy Edmonds - Vice President-elect

Board Members Absent: Annie Hayes, Architectural Review Committee Chair

24 member participants logged into the Zoom call.

1. Call to order:

The meeting was called to order by Doug Berard at 7:10 p.m. PST via Zoom

Doug asked Dawn Bachmann to give the election results. Dawn reported 58 out of 86 budget ballots were received and 49 out of 86 board of directors ballots were received with no negative responses having been received.

Doug introduced Kathy Edmonds, Vice President-elect and Claire Colson, Landscape Chair-elect as the two new SCHOA Board Members. Current Vice President, Abe Shocket will no longer will able to serve as Treasurer in 2023. Dawn Bachmann has agreed to serve another term in his place. Two retiring members are Steve Krippner and Daniel Allawatt. Doug thanked them for their service.

Doug also thanked Rick Etsell for his diligence with the SCHOA website. Also, Paul Allen for all of his wisdom, advice, and knowledge of all things SCHOA.

2. Financial Report: Dawn Bachmann

* Dawn reported we have had a good year. There were two months when we didn't have any landscape maintenance expense. We were able to complete some projects without having to dip into reserves too much. Work was performed on the gazebo trail, irrigation repairs were complete, and we still came out ahead for the year.

3. Architectural Review Committee: Doug Berard for Annie Hayes

* Doug reported there are still two lots with no construction started, as yet. Three lots have had homes completed during the year which are now occupied. Another home is under construction in Washington Park Estates.

Connie Russell asked for an update on the lot on Washington Ct. Annie reported, via Doug that she has notified the owners that time has lapsed on ARC approval and they will need to re-submit their plans.

4. Audit Committee: Daniel Allawatt

* Daniel reported that there were no problems with the audit and everything is in good shape. The audit was conducted in October of 2022; Kathy E (VP elect) and Dawn B treasurer will work together to get the months of November and December audited in February of 2023.

5. Landscape: Steve Krippner

* Steve has been working towards making the neighborhood look good and thanked Paul Allen for all of his help.

Steve thanked members of the community for their efforts and assistance with the various landscape projects this year. Their efforts have made the community look better and allowed resources to be used for other projects.

The storm pond was cleaned in Washington Park by the city. Dead planting material was removed and will be replaced with new plants this spring. Mulch on Washington Blvd. was also added. The gazebo path was cleaned up and maintained. Trees were trimmed and debris removed from Washington Blvd. Washington Ct. circle drainage was re-opened and is now functional.

Tree safety and health work occurred on the buffer areas.

Please contact Claire Colson if you can help with any future projects.

Paul Allen asked about future plans for lighting in the medians on Washington Blvd. 20 years ago there was low voltage accent lighting. Over time, bulbs have been replaced with LED, then they deteriorated or were damaged and removed, over time. Paul suggests all four medians should be lit.

Doug commented that median lighting is on the agenda for the February 18th meeting.

Dawn commented that the 2023 budget is very tight, not trying to put a damper on the project.

Bev Bothell mentioned the street light on Sundown Ct. going into Doe Run is out. Doug said he will call the city for replacement.

Kim Graff asked if there is a long-term list of projects for landscape improvements. Steve Krippner responded there is a five-year plan which will hopefully include lighting and irrigation replacements.

Lori Campbell remarked that it appears that there is \$7,000.00 in the Washington Blvd. project reserves. Doug said there is \$32,000.00 in unallocated reserves. Some members may think that is excessive. We need to address the need for a reserve study and it will be discussed in next month's meeting. There are many large dollar amount projects needing attention like new mailboxes at an approximate cost of \$24,000.00, \$10,000.00 for a Washington Ct. refresh, tree replacement along Washington Blvd. would require 70 trees for \$250.00 a piece. The only way to pay for these projects is through donations, special assessments, or dues increases.

Dawn commented that the Washington Ct. refresh has not been forgotten. We research needs one year and schedule the work for the next year.

6. Publicity: Doug Berard

* Doug informed the group that in 2021 the quarterly newsletter began and it will continue in the present format. A community gathering will be attempted this summer. Jackie Etsell has plenty of party supplies.

7. New Business: Doug Berard

* Tweaking continues on the five-year plan and organizational calendar. By-laws and CC&R's don't have the specificity needed to maintain the day to day tasks, many examples were given; i.e. methods of banking, accounting, insurance requirements, etc. have advanced to the point where our official ruling documents need to be revised. This will enable communication to Board members via the private portal on the website. Dawn added that it will actually be two documents. The first is a five-year plan and the other is a 40-page operational manual and calendar. These documents will list specific responsibilities and timelines for each board member. Doug thanked Steve and Dawn for all of their hard work.

Doug said the 2023 board meeting calendar is now posted on the website by Rick Etsell. He encouraged all members to sit in on the meetings.

8. Questions and Answers: Doug Berard

* Doug opened the floor to members for questions and answers.

A question was asked by Kim Graff to Steve if anything ever came of the clearing to tract B by the neighbor south of Graff's. Steve said the neighbor may have gotten carried away with his excavator. The neighbor replaced some trees that had been removed. Steve and Doug agreed to watch and wait to see if further action is needed. If anyone sees any other issues or damage, please notify Claire or Steve asap.

Kathy Edmonds commented that a tree behind them appears to be broken on the neighbor's property. Steve has a map with parameters and property lines which should help determine whose responsibility it is.

9. Upcoming Board Meeting:

02/18/23 9:00 a.m. PST via Zoom

Motion to adjourn: Moved by Doug Berard and seconded by Dawn Bachmann

Respectfully submitted,

Jean Warner

Secretary