

## TCRHOA Board Meeting Minutes August 1st 2022

### Meeting called to order 3:00 PM

In attendance in person: Board members – Wes Haws; Carole Wright; Brian Eisenberg; Debra Lee

In attendance by phone: Mike Quartararo; Greg Sangster

In attendance as visitors: Jerry Quartararo; Lauren Patterson; Bob Redman

The following agenda was presented to attendees – **Bold reflects decisions/actions required**

- Review of current bylaws and understanding of processes
  - Bylaws modified for staggered officer years? **Mike Q to send docs to Wes for updating website to reflect changes regarding staggered year board positions and quorum decrease from 30% to 20% that were made previously but had not been updated on website.**
  - Bylaws document. **Wes had printed copies of bylaws and covenants to refer to and confirmed that these are on TCRHOA website.**
  - Branfeld letter from 2007. **Wes read excerpts of the letter from Branfeld (lawyer) confirming that the board has ability to impose fines/assessments for noncompliance RCW2007 outlined in bylaws and covenants.**

**Bob Redman** asked if the board had acted historically on Nuisance Properties. **No -only on nonpayment of dues/assessments**

**Bob Redman** suggested that the property that recently had the structure fire on Stage Coach Trail should be added as a nuisance property. **It was determined that the owners are in the process of cleaning up the property and will be revisited if deemed necessary.**

- Formalize process for dealing with nuisance properties
  - Formal board vote required.
  - Where is this information to be kept and available? **All information will be on TCRHOA website. Letter will have link to procedure and penalty fully outlined.**
    - Notice to be sent via registered mail of intent to enforce covenants. **Unanimous vote approving letters after minor edits are done and reviewed by board for final approval via email.**
    - Compliance expected within 30 days of letter receipt
    - Assess \$10 per day fine after 30 days of non-compliance. **Board voted agreed on fine and procedure.**
    - Turn over to collections after 90 days
    - Include section 7.1 and 7.2 in the letter? **Include all articles and reference link to website in letter**
    - Any other changes to letter or wording. **Wes to update and send out for final approval.**

**Bob Redman** asked that the letter include specific recommendations and photographs of offences in letter. **That is the plan**

**Carole Wright** will call county in effort to clarify number of days people can stay on properties with building permits but without facilities (septic/well). Reference to county ordinance should be made available in letter and website?

**Bob Redman** stated that part timers / weekend visitors staying more than 30 days must have a permit to have an outhouse (not a honey bucket that can be pumped).

Bob Redman asked if an owner asks for an extension if the fines are retroactive if work is not completed or show visual proof of progress.

Wes read the Article 5 7-1 through 7-6 of Covenants that reference Nuisance Property – Garbage etc.; Waste Disposal (water & Septic) within 60 days; Noxious; Derelict / Abandoned / Unlicensed / vehicles must be removed within 48 hours; Natural Drainage to lots altered

**1<sup>st</sup> Letter to all owners to be revised and resent to Board for final approval prior to mailing.**

**2<sup>nd</sup> Letter to specific nuisance property owners will include specifics on violation(s) with supporting photographs and an outline of recommended corrective procedures.**

**Bob Redman** stated that all contact must be made in writing, not via phone or second hand knowledge.

**Greg Sangster** said that Darren Wise is willing to provide us with document validating decrease in property values due to nuisance properties.

- Nominate committee to move forward with next steps
  - Review and approve/modify follow up letter form **Wes and Brian?**
  - Define documentation expectation for covenant violations
  - Committee to circulate reports per property **Wes; Jerry and Bob Redman**
  - Board to vote on each property to be enforced.
- Come up with a formal list of road repairs along with any known costs
  - I have asked Jerry to work at this short discussion? **Jerry and Debra to create a running list of road repair requests that can have documentation of requester, date of request, description of issue. This can be used to prioritize repairs going forward.**

**Lauren Patterson** asked if road repairs could be done by owners? **Wes responded with summary of liability and risk of litigation to board, individuals doing work, and property owners.**

- Come up with a plan to replenish and grow our emergency fund
  - Fund raiser, BBQ or some other.... **Not viable for amount of \$\$\$ needed.**
  - Does someone want to do a budget review at this time and make recommendations? **Wes will do this in winter**
  - Wes plans on this process but it will have to wait until winter for him to take the time.

**Wes** emphasizes need to pad out our emergency fund in future. Increase in dues/assessments may be needed, but won't commit opinion until after review.

**Wes** requests that a line item to budget to be added for Tree Trimming (which needs to be done prior to snow fall)

**Wes** confirmed that the easement on association roads is 60' (30' from center on each side) and that the association does own the roads.

- Any new business? **NO**

**Meeting adjourned at 4:19 PM**