



## **Board of Directors Meeting Agenda**

**June 21, 2022, 4:00 pm**

**ZOOM MEETING**

<https://bit.ly/2022JUNEBOD>

**BOARD OF DIRECTORS:** Sloan Clack, Monica Gildea, JK Morgan, Brenda Pearson, Jordan Schenk

**ASSOCIATION MANAGEMENT:** Debra Porter, Angel Smalling, Aschley Willey, Lauren Oster, HOA Community Solutions

- 6:00 pm    1. Call to Order and Confirmation of Quorum  
              2. Consideration of Agenda  
              3. Approval of May 17, 2022, Minutes
- 6:05        4. Ratifications  
              A. Approve Americrete proposal 74A to replace the Emerald Pointe lower fence for \$175,193.16, including stain, removal and disposal of current fence, a 3'6" gate and WSST, payable from Reserves.  
              B. Approve allowing Valerie Oman at Condominium Law Group to waive enough late fees and interest on account 27434 to bring the account to \$0.  
              C. Approve National Night Out community transportation proposal from Bellair Charters and Airporter for \$1,127.76  
              D. Approve the Mailbox Guy's installation of a 16-door mailbox for \$3,217.50 including WSST, payable from Reserves.  
              E. Approve Teufel proposal for \$1,802.30 plus WSST for irrigation repairs.  
*Action: Motion to ratify actions of the Board of Directors made unanimously by email, namely the above items A, B, C, D, & E.*
- 6:10        5. Financial Report
- 6:15        6. President's Report
- 6:25        7. Management Report
- 6:30        8. New Business  
              A. The Crossings Fence Panel Repair  
              B. Emerald Pointe Brickwork Repairs
9. Open Forum – Up to 20 Minutes
10. Move to Executive Session\*  
                  A. Compliance Committee Recommendations  
                  B. Attorney Collections Accounts  
                  C. Account 27681 Payment Plan Request  
                  D. Blanket Payment Plan
11. Move to Open Session
12. Executive Session Decisions
13. Next Meeting – Board Meeting, July 19, 2022, 6:00 pm
14. Adjournment

*\*RCW 64.38.05 (4) . . . Upon the affirmative vote in open meeting to assemble in closed session, the board of directors may convene in closed executive session to consider personnel matters; consult with legal counsel or consider communications with legal counsel; and discuss likely or pending litigation, matters involving possible violations of the governing documents of the association, and matters involving the possible liability of an owner to the association. The motion shall state specifically the purpose for the closed session. Reference to the motion and the stated purpose for the closed session shall be included in the minutes. . . .*