



Board of Directors Meeting Agenda

December 13, 2022, 4:00 pm

ZOOM MEETING

<https://bit.ly/DECSMABOD>

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

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

- 4:00 pm
1. Call to Order and Confirmation of Quorum
 2. Consideration of Agenda
 3. Approval of the November 15, 2022, Special Board Meeting Minutes
 4. Ratifications
 - A. Approve having the Association monitor account 29138 once the post-petition fee notice is filed and reopen the account with Condominium Law Group if Board review determines it is warranted.
 - B. Approval of account 26824's payment plan proposal of \$125 a month for six months.
 - C. Approval for 2023 Savannah Ridge Tree Trimming Special Assessment.
 - i) Approval of Total Ground Management Proposals of \$3,384.15 for Tract A and \$1,004.00 for Tract B.
 - ii) Approval of a Specific Assessment of \$4,889.00 to be allocated as listed per homeowner, with a due date of January 30, 2023.

Action: Motion to ratify actions of the Board of Directors made unanimously by email, namely the above items A, B, & C.
- 4:10
5. Financial Report
- 4:15
6. President's Report
- 4:25
7. Management Report
- 4:30
8. New Business
 - A. 2023 Pierce County Sheriff Contract
 - B. 2023 Board Meeting Schedule
 - C. Dangerous Trees
 - D. SMA Landscape Maintenance Contract / Median Irrigation Proposal
 9. Open Forum – Up to 20 Minutes
 10. Move to Executive Session*
 - A. Compliance Committee Recommendations
 11. Move to Open Session
 12. Executive Session Decisions
 13. Next Meeting – Board Meeting,
 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. . . .*