



Board of Directors Special Meeting

Agenda

November 15, 2022, 5:30 pm

ZOOM MEETING

<https://bit.ly/SMABUDGET23>

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

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

- 5:30 pm
1. Call to Order and Confirmation of Quorum
 2. Consideration of Agenda
 3. Approval of the October 18, 2022, Meeting Minutes
 4. Ratifications
 - A. Approve hiring CND Ice Patrol for as-needed snow/ice removal for the 2022-2023 winter season.
 - B. Approve having a December community event at the Sunrise Clubhouse for \$1,075, payable from Operating.
 - C. Approve removing the common area damage violation and associated fine from account 39341 based on evidence provided by the homeowner.
 - D. Approve having Teufel install a new 2hp booster pump for \$1,991.00 including WSST and labor, payable from Operating.
 - E. Approve Reliable Electric's proposal to bypass 21 fluorescent fixtures and replace them with LED lamps for a cost of up to \$2,191 not including WSST.

Action: Motion to ratify actions of the Board of Directors made unanimously by email, namely the above items A, B, C, D, & E.

- 5:35
5. New Business
 - A. Acceptance of Reserve Studies
- 5:45
6. Move to Executive Session
 - A. Attorney Collections Account 31399
 7. Move to Open Session
 8. Executive Session Decisions
 9. Next Meeting – Budget Ratification Meeting, November 15, 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. . .*