



## **Board of Directors Meeting Agenda**

February 21, 2023, 4:00 pm

ZOOM MEETING

<https://bit.ly/FEBSMABODMEETING>

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

**ASSOCIATION MANAGEMENT:** 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 January 17, 2022, Board Meeting Minutes
  4. Ratifications
    - A. Approve the 2021 Audit
    - B. Office Carpet Replacement
    - C. New Reserves Account for Emerald Pointe West
    - D. 2023 Aqua Technex Ponds Contract

*Action: Motion to ratify actions of the Board of Directors made unanimously by email, namely the above items A, B, C, & D.*
- 4:10
5. Financial Report
- 4:15
6. President's Report
- 4:25
7. Management Report
- 4:30
8. New Business
    - A. Sunrise Shred Event
    - B. Tree Removal Requests
  9. Open Forum – Up to 20 Minutes
  10. Move to Executive Session\*
    - A. Account 39854 ARD Decision Appeal
    - B. Compliance Committee Recommendations
    - C. CLG Attorney Collections Accounts
    - D. Delinquent Specific Assessment Accounts
  11. Move to Open Session
  12. Executive Session Decisions
  13. Next Meeting – Annual Meeting,  
Wednesday, March 22, 2023 at 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. . .*