

MINUTES OF REGULAR BOARD MEETING
SURFSIDE HOMEOWNERS ASSOCIATION
AUGUST 15, 2009

B.OT. Present: Jim Flood, Chris Hanson, Martin Jenkins, Grant Murrell, Larry Nelsen, Debbie Richmond, Gary Williams, John Williams

Staff Present: Ginger Byrd, Bob Haskin, Barbara Robinson, Sara Chase

President, Jim Flood called the meeting to order at 9:00 a.m. and opened with an invitation for Floor Comments:

Floor Comments:

Sheila Gordon-Jones presented the petitions that were signed requesting a covenant change for tree height. Sheila asked when she might expect action on covenant changes. The process was explained to her in detail. The first opportunity for covenant changes would be at the next annual meeting to be held in July of 2010, and that notification to all members of proposed changes must occur thirty days prior to the annual meeting.

John Reichenbach addressed the board with questions regarding substantial savings for the water main replacement. John asked if the savings were substantial if the assessment would be reduced. Jim Flood responded stating that we have miles and miles of infra-structure that needs to be replaced and he does not see the assessment for water line replacement being reduced. Water service to our members is a number one priority.

The agenda for the August 15, 2009 Board Meeting was approved and adopted as submitted.

The minutes of the June 20, 2009 Board Meeting were approved as submitted with Grant Murrell abstaining due to the fact he was absent from the June 20th meeting. The minutes of the Special Board Meeting of July 11, 2009 were also approved and adopted as submitted.

Grant Murrell moved to appoint George Miller to fill the vacancy on the Board. This position will serve until the next annual meeting in July of 2010 Debbie Richmond seconded the motion. The motion passed unanimously 8-0. George Miller was asked to be seated at the Board table and participate in the meeting as the new Board Trustee

Gary Williams moved to elect Martin Jenkins to the position of Treasurer. Grant Murrell seconded the motion. The motion passed unanimously 8-0.

New Board assignments were announced by Jim Flood, President. Larry Nelsen stated that he opposed the new method of changing out trustees on committees and his removal as Trustee for Water System Water Field Services Committee.

Old Business:

Barbara Robinson General Manager addressed the 2009 Board Goals. Barbara stated that the Asset Study is ongoing and she will be working with Jim Lanzarotta on the reserve policy. We are moving forward with office assignments as suggested by the recent audit. The majority of the 2009 goals have been met and the remaining few are expected to be completed by December of 2009.

New Business:

Gary Williams, Vice-President addressed the proposed covenant changes. and explained each proposed amendment in detail in Section 2 and Section 4 of the Surfside Restrictive Covenants. It was noted that the public hearing on the amendments took place at the annual meeting and that no additional public input would occur.

Gary Williams moved to approve the covenant changes to Section 2, that includes the elimination of Subsection 2.9a.5 in its entirety, which relates to removal of camper bodies on platted parcels and the Surfside RV Storage area; and retaining Subsection 2.9a.6.d relating to permits for RV's during construction, with the duration of permits to remain at one year. Grant Murrell seconded the motion. The motion passed unanimously 9-0.

Gary Williams moved to approve the covenant changes to Section 4 with the following changes:

1. Subsection 4.1b4 stating that approval of plans and specifications by the Architectural Committee shall be expanded to reflect the approval shall expire in two (2) years.
 2. Subsection 4.1b4 relating to completion of the building exterior and removal of construction debris will remain at one year.
 3. Subsection 4.3c regarding Water/Field Services Department review of septic systems. Eliminate the word "approval" in the septic review.
 4. Subsection 4.10a relating to alternative materials for garages and carports. Eliminate the fifth exception proposed, which relates to the use of building materials which would result in the project becoming economically unreasonable or untenable.
- Grant Murrell seconded the motion. The motion passed unanimously 9-0.

The annual volunteer appreciation dinner was addressed. The Board unanimously agreed to continue the volunteer dinner with an agreement that the Board and staff will provide the man power for this event. Debbie Richmond will head the Committee, a date and venue for the dinner needs to be decided upon soon. Barbara will follow up on reserving the Senior Center. Which is the same venue as last year.

Goal Setting:

The Board set the following five categories for the 2010 Goals.

- I. Safety
- II. Employees
- III. Assets
- IV. Financial
- V. Operations

The Board spent time identifying individual items for each of the goal categories. There were several items identified that will be applied to each of the five categories. Barbara will prepare the outline per the Board discussion and provide a draft for Board approval at the September Board meeting.

Staff and Committee Reports

A list of six (6) financial motions was presented to the Board for approval. Each motion was read and explained. Larry Nelsen moved to approve all six financial motions as presented. Gary Williams seconded the motion. The motion passed unanimously 9-0.

Grant Murrell moved to approve all committee reports as presented. Debbie Richmond seconded the motion. The motion passed unanimously 9-0

Communications:

Barbara Robinson reported on a workshop that she had attended in Woodland Washington. Surfside Homeowners Association has no qualifications for grants. However we could possibly be considered for remaining stimulus money. Our initial application was not successful, there were 3500 applications and only twenty-five applications were granted monies. We were asked by the Department of Health if we would like to be rolled over into the next group that may be considered for additional stimulus money that may come available and we stated that we would like to be added to the list. We could qualify for low interest loans should we decide that it would benefit the association.

Larry Raymer requested to speak from the audience regarding Water/Filed Service safety issues and record keeping that he has observed. Mr. Raymer identified some specific areas of concern. The board will look into the concerns identified and provide a response through staff.

The Board presented a Certificate of Appreciation to Walt Platt for the several years he served as trustee. Cathy Gabrielson was also honored however she was not able to be in attendance at the meeting. Cake was served for those in attendance.

The Board recessed to closed executive session at 1:00 p.m. and opened again for regular session at 1:30 p.m.

Jim Flood asked if there were any further floor comments. None were heard

George Miller moved to adjourn the regular board meeting at 1:30 p.m. Martin Jenkins seconded the motion. The motion passed unanimously 9-0.

Jim Flood, President to the Board

Grant Murrell, Exec. Committee Secretary

Sara Chase, Recording Secretary