

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2022
9:30am**

DRAFT MINUTES

1. Call to Order
President Skinner called the meeting to order at 9:30 am.
2. Determination of Quorum
Quorum present to start the meeting with five Board members in attendance: Gil Skinner, Christine Spagle, David Jurca, Randy Edwards and Peggy Thuotte. Fourteen additional SBCA members were in attendance along with SBCA's General manager Mark Torres and recently hired staff member Kate Lore.
3. Approval of Agenda
There was a motion to add Kraengel to Old Business on the agenda.
Also, a correction to the date of the amended meeting minutes. The agenda was approved as amended 5/0.
4. Approval of meeting minutes
Amended August 11, 2022 meeting minutes were approved 5/0.
September 8, 2022 minutes were approved 5/0.
5. President's remarks
Gil Skinner reported that there are approximately 90 SBCA members signed up for the social on Friday October 14th and 30 LMC members planning to attend.
6. Managers' report
 - a. Mark presented an introduction of the current staff, many newly hired employees. There will still be a few changes due to some departures, but he is pleased with the current situation.
 - b. \$250 was donated to the Garden Club and \$250 to Blue Bills as the designated charities from the last two pancake breakfasts.
 - c. The blackberries have been cut back on the tennis court. The roof replacement contract is on schedule for 2023. We are waiting for the electrician to install the TV in the pool area. We expect to receive a review from the liquor license board in two weeks.
 - d. There was some discussion about keeping the website up to date.
7. Treasurer's Report
Christine Spagle delivered the Treasurer's report and summarized that we are in good shape financially. The report is available on request.
8. Board Communications – member complaint

Dave Jurca summarized the complaint explaining that there was an occasion where a homeowner had some lit tiki lights that another homeowner felt were in violation of the current county fire regulations. The fire department was called, and the lights were extinguished. Dave explained that the position of the board is not to be involved in disputes that do not occur on SBCA property.

9. Committee Reports

a. ARC

Mark summarized that there were two applications approved with conditions and all other applications were approved.

b. Activities

President Skinner reported that Oktoberfest is going to be limited to 120 members and their guests. The committee is also investigating setting up a crime prevention series. Possibly a neighborhood watch program. The holiday program is going to have a different format, not a formal dinner.

c. Communications

No Report

d. Facilities

1. The status of MERU was discussed. Motion by Randy Edwards the SBCA submit a letter to the county asking the county to update the current MEUR to reflect current data. Seconded by Jurca. Approved 5/0.
2. The committee is looking into upgrading the bathrooms and locker rooms.
3. There was a lengthy discussion about a pickle ball court. It will cost between \$2,500 and \$3,500 to stripe one of the leased PLA tennis courts for pickle ball. The current PLA lease is silent regarding pickle ball. There also is potential issue relating to a noise associated with the game. Until issues with the county and PLA are resolved the Board does not favor expending funds to stripe the courts for pickleball. Several other options were discussed. The board agreed to take no further action in the form of spending money on the issue today.
4. A motion was made to appoint Rob York to the Facilities Committee and chair the Wood Shop sub-committee. Approved 5/0

e. Finance

1. Treasurer Christine Spagle reported that we have a member who is \$2,000 delinquent with their dues and had proposed a payment plan of \$200 per month resulting in bringing the account current within 1 year. Motion by Spagle the Board approve the proposed

payment plan of \$200 per month, the agreement to be in writing and signed by the member and GM Torres. There will be no waiver of fees or interest. Failure to pay timely will result in referral to the SBCA attorney for collection. Jurca seconded the motion. Motion carried 5/0.

2. Another member is in significant arrears. Motion by Spagle to refer to our attorney for collection. Jurca seconded. Motion passed 5/0.
3. The “VOICE” has contacted us to suggest we increase our monthly donation. SBCA currently donates \$200 per month to The Voice. Motion by Spagle that the Board approve a monthly contribution to The Voice of \$300, a \$100 increase, on the condition LMC and PLA match at least that amount. The motion was amended to include PLVC. Both the motion and the amended motion passed. 5/0 5/0
4. We contacted a landscape architect to look at the Bay Club and surrounding areas. The firm has given SBCA a tiered proposal, with an initial cost of \$820 plus tax, and a total cost to develop a more comprehensive plan for \$2290 plus tax. Motion by Spagle that the Board approve an expenditure not to exceed \$2290 plus tax for landscape plans. Jurca seconded. Motion approved. 5/0

- f. Health and Fitness
Thanks to John Sweet for his good work on “COMMUNIQUE.
- g. HR
Did not meet, No Report

Christine made a motion that we accept all committee reports, it was seconded by Dave. Motion carried 5/0.

10. Old Business –

Kraengel complaint: Dave Jurca gave a brief review of the issue to date as well as the settlement agreement. The current board members are required to watch a 45-minute video. Spagle moved we agree to Exhibit A to provide reasonable accommodations in compliance with the Washington Law Against Discrimination, RCW 49.60.222(2)(b) and the Fair Housing Act, 42 U.S.C. 3604(f)(3)(B). Motion seconded by Dave.

Motion carried 5/0.

Christine also moved we sign Exhibit B of the settlement certifying having watched the video. Motion was seconded and approved. 5/0.

Dave Jurca moved the Board appoint John Cacho to fill Joe Guillien’s seat the day after the settlement is ratified by all parties. Seconded by Randy Edwards. Motion carried. 5/0

11. New Business

Quarterly meetings with the Village presidents are ongoing. At the most recent meeting all were in favor of working together on such issues as snow removal, landscaping and other common issues. The next meeting will focus on SBCA ARC/Village ARC interactions.

12. PLVC report

The most recent PLVC meeting focused on election of Board members and officers. No other business was conducted. Dave Jurca was elected to the PLVC board.

13. Member comments

Two members expressed their disappointment that SBCA failed to advertise/support the “Honesty forum”.

14. Convene Executive Session

At approximately 11:24 am, Motion to convene an Executive Session to discuss violations of the governing documents was made by Dave Jurca and Randy Edwards seconded. Motion carried. 5/0.

15. Resume Open Session

At approximately 12:40 pm open session resumed. Board directed our General Manager Mark Torres to send a letter to a SBCA member for a violation of a part of the Master Declaration regarding sheds, giving a 60-day notice to remove the shed.

The board also ask Mark to further research the tree trimming situation, the source of another complaint.

He was also directed to contact another homeowner about applying for an ARC approval.

16. Adjourn

Motion to adjourn was made and seconded at 11:54. Motion carried unanimously. 5/0.

Next SBCA Board Meeting: November 10, 2022. Next SBCA Board workshop date: TBD