

Salishan Hills Owners Association
Minutes for Board Meeting of July 21, 2018

PRESENT: Terri Parker, President, Jim Wiggins, Vice President; David Bigelow, Treasurer; Teresa Baron, Manager/Board Member; Chuck Feist, Board Member; Adele Cooke, Secretary/Bookkeeper, **BY TELEPHONE:** Jon Townsend, Board Member.

GUESTS: Deborah Allen, Sherry & Scott Barrett, Peter Berger, Deborah & Ron Childs, Gary Crandall, Sherrin & Tim Dodson, Clif Harper, Kelly & Sid Hemphill, Dolly Howe, Linda Kostalik, Stephen Lear, Joanne Lednicky, Adrianna Lee-Hill, Penny Lewman, Howard Ludwig, Bob Malte, Felece Marks, Kim Myrman, Shaelyn Strattan, Ken Van Raden, Charlene Vandervelden

President Terri Parker called the meeting to order at 10:02 am. Quorum was present with Jon Townsend present by telephone.

Minutes of June 15, 2018 approved as written.

ELECTION OF OFFICERS:

PRESIDENT – Wiggins moved, Baron seconded to elect Terri Parker as President. Motion passed unanimously.

VICE PRESIDENT - Townsend moved, Feist seconded to elect Jim Wiggins as Vice President. Motion passed unanimously.

SECRETARY - Wiggins recused himself from voting. Townsend moved, Feist seconded to elect Adele Cooke as Secretary. Motion passed unanimously.

TREASURER – Wiggins moved, Baron seconded to elect David Bigelow as Treasurer. Motion passed unanimously.

PRESIDENT’S REPORT – Announced that Charlene Vandervelden is new member of Design Committee.

MANAGER’S REPORT

- Tennis courts cleaned
- Bluffs signage installed & carport repaired
- Strip drain installed
- Road bids received
- Street cleaners come every 2nd Friday of each month
- Drive into Green Waste Disposal site as far as possible before unloading
- Lot maintenance letters to go out next week

TREASURER’S REPORT –

- Financial statements reviewed at annual meeting.
- CPA engagement letter for year-end review options outlined. Recommends financial review for \$1,750-\$1,950. Wiggins moved, Feist seconded to approve financial review. Motion passed unanimously.

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- Professional Reserve Study last done in 2009. Recommends update without site visit for \$750. Wiggins moved, Feist seconded to approve reserve study without site visit. Motion passed unanimously.

COMMITTEE REPORTS – In packets, no verbal reports

Design – Request to remove tree on common property at their cost by lots 415 & 434. Feist moved, Wiggins seconded to approve tree removal. Motion passed unanimously.

UNFINISHED BUSINESS

- **BYLAWS** – Biggest changes are to wording regarding compensation to directors, officers & contractors, election of appointed directors to require they run at next election, telephone participation in meetings. Baron moved, Wiggins seconded approval of revised Bylaws. Motion passed unanimously.
- **ROAD & INFRASTRUCTURE PLAN**
 - Wiggins reviewed Branch Engineering report and contractors' bidding process. Wiggins moved, Townsend seconded to select Dan Price Construction as the contractor for the road repair project for the 5 major areas providing that an assessment is passed. Motion passed unanimously.
 - Wiggins moved, Townsend seconded to approve to send to membership a request for an assessment of \$1,605 per unit or \$535 per year per unit for 3 years. This assessment would provide SHOA approximately \$350,000 for road, drainage, road-related projects and rebuilding the reserves. Motion passed unanimously.

A notice will be place on the website outlining the assessment.

Meeting adjourned at 12:05 pm.

Next meeting is August 24 @ 4 pm

Respectively submitted, Adele Cooke, Secretary