



1/16/2020 Meeting Minutes

Trustees Present: Fred Wells, Laurie Albrecht, Gloria Brain, Mady Burgstahler, Jeff Gubbe,

~~Sandra Teter~~ and Marv Smith-LeBleu

Others Present: Anne-Marie Davidson, Jeff Brain and Melissa Gubbe

Guests Present: Kerry Smith-LeBleu

Call to Order: President Anne-Marie Davidson called the meeting to order at 7:02 pm.

Good of the Order:

Old Business:

Pool:

Tasks:

Park:

Tasks:

Lake:

Tasks:

Vice President:

Tasks:

President:

Tasks: Performance Appraisals. **COMPLETED**

Secretary:

Tasks:

Treasurer:

Tasks:

Facilities Manager:

Tasks: Critical Area Exemption: Has been approved by the City of Bonney Lake. **INFO**

New Business:

Facilities Manager: Report for December:

The lower park gate was repaired... again! There didn't appear to be any vandalism to blame this time. Just lousy equipment.

Knotty Tree Service was hired to do some tree work: Two rotted trees were cut down. Some low hanging branches were trimmed to improve the look, accessibility, and security of the upper park.

The lake outlet gate was checked and found to be working fine.

We received from the City of Bonney Lake our Critical Wetlands exemption for maintenance of the islands.

Today, 1-16-20 the lake level is at 3.12" over to top of the gate. Normal for this time of year.

Secretary:

- Meeting minutes from 11-21 2019. **MSC** to approve
- Mercer and Titan properties: Member complaints, letter reminding them the building rules. Anne-Marie will send them letters about our concerns. **ONGOING**
- McSwain (our Auditor) was bought out. Now is DNM Assoc. PS. **INFO**

Treasurer:

- Financial Reports for November and December 2019. **MSC** to approve.
- Reserve Study update: Still no report. Anne-Marie will call them. **ONGOING**
- Club House: Discussed ideas. Jeff Brain will do more research and bring to next meeting. **ONGOING**
- Foreclosure account paid in full. **INFO**
- Review Collection Policy:

Currently:

5.8.1 Late fee is increased to \$50.00 at one month late, a one-time, yearly charge.

5.8.2 Interest of 1% per month (12% per year), will be charged to all accounts past due one month.

5.8.3 Liens will be placed on Members properties at one year past due.

5.8.4 Member accounts will be sent to our Attorney for collections at 2 years past due.

5.8.5 Member accounts will be sent to a Collections Agency of the boards choosing for collections at 3 years past due.

5.8.6 Members will receive a notification 30 day prior to any of the above-mentioned actions taking place.

5.8.7 One (in arrears) Member will selected at a time to pursue Foreclosure proceedings with approval of 6 out of 9 Board members.

5.8.8 Foreclosure Procedure: After Board has selected a Member for foreclosure per 5.8.7, the Member will be sent a certified Demand Letter. If Member responds and account is paid off, no more action is taken. If Member does not respond to demand letter, account is turned over to association's Attorney and Foreclosure proceedings are started.

Proposed:

- 5.8.1 Late fee is increased to \$50.00 at one month late, a one-time, yearly charge.
- 5.8.2 Interest of 1% per month (12% per year), will be charged to all accounts past due one month.
- 5.8.3 Liens will be placed on Members properties at one year past due.
- 5.8.4 Member accounts will be sent to our Attorney for collections at 2 years past due.
- 5.8.5 Member accounts will be sent to our Attorney to start Foreclosure proceedings after we send demand letter at 4 years past due.
- 5.8.6 Members will receive a notification 15 day prior to any of the above-mentioned actions taking place.
- 5.8.7 Foreclosure Procedure:

Member will be sent a certified Demand Letter. If Member responds and account is paid off, no more action is taken. If Member does not respond to demand letter, account is turned over to association's Attorney and Foreclosure proceedings are started.

The above was discussed and passed. **MSC** to approve. Melissa will update the BPM and start sending out letters.

Vice President:

President:

- Community garage sale. Moved to Feb. meeting. **ONGOING**

Pool:

- No report.

Park:

- Lower park gate. Working fine. **INFO**
- 3 bid rule: Reviewed rule of getting 3 bids for projects over \$500.00 and out of budget. **INFO**

Lake:

- No report.

Meeting adjourned at 8:30 pm, by President Anne-Marie Davidson.

Respectfully submitted by Melissa Gubbe.