

20160817—Minutes of the Harbor Lights Estates Homeowners Association Board Meeting

In attendance were Vice President Mary Jaffe, Treasurer Vanessa Lengyel, and Secretary Dan Ransom, PE. Acting as president Mary Jaffe opened the meeting at 6:42 p.m.

Mary had consulted a lawyer about governance of an HOA without a President. The existing elected officials may appoint an acting President, who serves until an election. The election must occur once per year. Dan Ransom moved that Mary become the President. The motion was seconded by Vanessa and passed with 3 of 3 votes.

Mary presented the latest spreadsheet of names and addresses. Dan will collect the Ekstrum's email address so we don't have to spend money on mailing a stamp. Kay Larochelle wants a Facebook contact, only. Mary stated that the NextDoor neighborhood app and Facebook are too broad, and too gossipy (unmoderated) for the tenor of our homeowners' association. It is too difficult to communicate HOA business to the membership as a whole and to individuals because it is difficult to make attachments.

Newly elected Secretary Dan read the minutes of the last board meeting on April 18. One item of interest was that Mandy Krause took scanned electronic past records that Mary had scanned to PDF and put these into the cloud. Dan will discover how to access this information.

Many homeowners have completed the email-communication permission forms. Dan will scan these to our records. Mary will get the HOA materials from Ken, including ballots from the 2016 election. Holly Banks also has ballots from the 2016 Annual Meeting, which Mary will collect as well.

Vanessa gave the treasurer's report. Two members have not yet paid their dues. Vanessa sent a letter last week. Fines occur at the beginning of September.

It was moved and seconded to increase the dues by 10 percent from \$88 to \$96.80 for our next budget year. The vote was unanimous.

Mary refiled for the August 8 deadline as the Registered Agent for our corporation with the state.

The board discussed goals for the organization. We need the board-building process to start earlier than last year. Mary wants to host a brainstorming session on building community. Dan brought up Map Your Neighborhood. Form an emergency plan. Bring us together. Jeanne Foster and Todd Brooks are good candidates as neighborhood leaders for this effort. Also, young people in our neighborhood could do this project. Possible workers are Troy Larson, William and Christina Bruce, Logue, the Foster grandson.

We approved upgrading the Weebly website to paid status. This expense will make the website easier to find (it will show in search engines) and will add valuable, member-based login pages.

Moved and seconded to purchase D&O insurance from Joshua Spain of American Family Insurance, Silverdale by October 1. Mary will prepare a ballot, for which we get 30 votes (greater than 2/3, which is 29.333 votes). Mary will get a third quote.

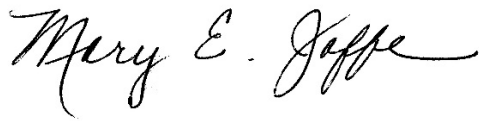
The Architectural Control Committee (ACC) has received a complaint about the vegetation and unfinished landscaping of Lot 1, the owners of which are in violation of maintaining the plant overgrowth along the back property line. The grass, bushes and weeds must be mowed within 30 days, by September 14.

The Marsik's large outbuilding/shed is a concern. There is no ACC approval for this structure. Mary will make inquiries to get it legitimized with ACC paperwork.

We need bark for the front entrance and we will hold a bark party on Saturday, October 8 at 9:30 a.m. Meet at the front entrance.

We adjourned the meeting at 8:30 p.m.

Approved 20160920

A handwritten signature in cursive script, reading "Mary E. Jaffe".

President

A handwritten signature in cursive script, reading "Daniel L. Ransom".

Secretary