



Shelley Lake Estates Homeowners' Association
P.O. Box 1872, Veradale, WA 99037
www.shelleylake.org

Minutes of the Regular Meeting of the Board of Directors

Time and Place

A regular meeting of the Board of Directors of the Shelley Lake Estates Homeowner Association was held on Thursday, October 23, 2008 at 7:00 p.m. (PT), at the Smith residence, to review the planned agenda items.

Present:

The following Board/Committee Volunteers participated:

Scotty Smith, President, Zone 7
Mike Syrcle, Vice President, Zone 3
Bob Harris, Zone 5
Dan Pfeiffer, Zone 6
Bill Martin, Zone 4
Sue Watilo, Zone 2
Christy Smith, Secretary
Norene Green, Treasurer

Absent:

Doug Wollan, Zone 1
Davianne Buckley, Communication Chairman

Meeting Called To Order

Scotty Smith acted as Chairman of the meeting and Christy Smith acted as Secretary. The Chairman declared that the members present constituted the quorum necessary for the transaction of business at the meeting.

Minutes Approval

The minutes of the September 25, 2008 Board Meeting and the Special Meeting on October 9, 2008 were approved. Approved by Mike, Dan, and Scotty at the meeting and by email from Sue, Bill, Bob and Doug.

Treasurer's Report

Board members reviewed the September financial report provided by Norene Green. As of September 30, 2008, we had \$40 cash on hand; \$8,670 in checking; \$43,900 in our money market account for a total of \$52,610.

Board members reviewed the 2009 Proposed Budget submitted by Norene. After making a few changes, Scotty made a motion to accept the 2009 Preliminary Budget as amended. Sue Watilo seconded the motion and it passed unanimously.

Committee Reports

No committee reports were given at this meeting.

Old Business

Sam and Donna Jacot's easement - The Board reviewed the revised easement submitted to them by Sam and Donna Jacot. The Board recommended the following changes:

Page 1, Section 2 add "trail usage consistent with CC&R 11.9"

Page 2, Section 4 replace "completed by the Homeowners Association" with "shall be referred to the Board in accordance with the process listed in Section C below."

Page 3, Section C change **14 days to 30 days**

Page 3, Section D verify which CC&R article is referred to



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Dan Pfeiffer made a motion that the Board approve the easement as amended. Bob Harris seconded the motion and it passed unanimously. Dan is going to bring an edited version of the easement to the Jacots for their approval.

Motion by Scotty Smith, if the easement wording is acceptable to Rick Pettit, Scotty recommends the Board accept the easement with Rick Pettit. Bob Harris seconded the motion and it passed unanimously.

5th Addition Minimum Requirements - Discussion continued from the special meeting. The focus was on minimum square footage. The average home on 9th Lane has 1500 square feet on the main floor; most have full basement or second story. (except for Dan Pfeiffer)

Motion made by Mike Syrcle; I recommend that we change the 5th Addition minimum requirements to reflect the following:

Single level homes will have a minimum livable square footage 1800 square feet.

Multi level homes, including those with a daylight basement with egress windows must have a minimum 1400 square feet on the main floor with the total livable sq footage of 2100 square feet.

Second by Bob Harris, the motion passed unanimously.

Scotty made a motion that Split level homes need additional approval from the Board. This was seconded by Dan Pfeiffer, the motion passed unanimously.

Scotty recommends we send the 5th Addition Minimum Requirements and the Architecture Committee Charter to the committee and allow them to meet, discuss the information and respond to the Board.

Update on Tim Jones Architecture Violation - Mike advised Tim Jones that the Board agreed with the Architecture Committee's decision to have him remove the unapproved concrete pad at 1103 S. Carnine. The Committee advised Tim of 4 acceptable alternatives. They included:

1. Remove all concrete in this area and switch it over to grass.
2. Switch the entrance area to the additional parking area to grasscrete pavers and have owner sign a letter stating any vehicle parked more than 48 hours in this area will be assessed a fine, no exceptions and no warnings.
3. Remove enough of the concrete and entrance area as to prohibit additional parking in this area. In addition, the entrance gate for this area can only accommodate pedestrians.
4. Add an additional bay to the garage making sure not to encroach upon the city setbacks.

Tim Jones appealed this decision to Mr. Heitman who verbally approved the additional parking area. Mike has talked to our attorney, Matt Albrecht who advised Mike that we could enforce our ruling and CC&R's. The Board is waiting for a letter from Mr. Heitman regarding the decision. We will forward this on to Matt. Scotty affirmed that the Board's decision still stands. We will consult with Matt to find out who has the authority in this case.

Additionally, the Board instructed Mike to send a letter to Tim Jones directing him to finish or fix the following items: remove the uprooted tree, remove the building material waste that he has pushed into an adjacent lot and to repair the damage to the road in the cul-de-sac.

New Business

Miscellaneous Business –

1. Scotty will be working on the content for the next newsletter. Target date to publish is November 12th so we can include the Annual Meeting Notice. A reminder will be sent with the dues not later than December 27 to meet minimum 14 day notice requirement.



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2. Scotty emailed the updated charters for the Maintenance and Communications committees and the template for the Annual Meeting to Board members today. Please review these and provide your input.
3. Next Meeting Dates: November 20th and December 18th.

Next Meeting(s)

A regular Board of Directors meeting is scheduled for Thursday, November 20, 2008. There being no further business, the meeting was adjourned at 9:50 pm.

Respectfully submitted,
Shelley Lake Estates Homeowner Association,

Scotty Smith
President

Christy Smith
Secretary

Action Items –

- Scotty – revise wording in Sam's easement and forward it to Dan
- Dan – deliver revised easement to Sam for his review
- Mike – send letter to Tim Jones advising him to finish and fix certain items.
- Board – review updated Maintenance and Communications Committee Charters
- Board – review Annual Meeting Template and provide input