



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, November 1, 2007 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
(Position 1, 4th / 5th Addition)
Mike Syrcle, Vice President
(Position 4, Reflections, PUD)
Bob Harris (Position 2, 3rd Addition)
Bill Martin (Position 3, 2nd Addition)
Doug Wollan, (Position 5, 1st Addition)
Christy Smith, interim Secretary
Norene Green, Treasurer
Davianne Buckley, Communication
Chairman

Guest:

Dan Pfeiffer

Dan was invited to observe the Board meeting as he has been nominated for 4th Addition Director

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 October 3, 2007 Board Meeting were approved via email.

Treasurer's Report

Board members reviewed the financial report provided by Norene Green. The HOA has received a check from Mr. Heitman for \$33,390 which included \$700 for privacy slats for Reflections (the other half, \$32,690 will come in June). The money will be accounted for separately and only used for shoreline expenses. \$25,000 was deposited in the Money Market account. Our checking account balance is \$5586. Bill proposed we apply for a business credit card as opposed to receiving reimbursements. Discussion on this item was tabled. All future shoreline expenses need to be approved by Bob for reimbursement.

Board Members discussed the outstanding lien. The homeowners haven't responded to the letter from our attorney. It was decided to pursue this after the first of the year. Scotty will send out any additional information that he receives from our attorney.

Committee Reports

Architectural Committee

No official report was given.

Maintenance Committee

Bob Harris had a contract for snowplowing from Four Seasons. The Board unanimously approved the contract for this winter's snowplowing.

Lake and Shoreline Committee

No official report was given.



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Communications Committee

Davianne Buckley reported that they are working on a Christmas lights contest with the winner receiving a gift certificate to Clunkerdagger's. Also they are looking a possible ways to create a secure website for a resident's directory that would first be available for Board members then possibly for the homeowners. They have received 40 entries for the Resident's Directory. They are still researching outdoor bulletin boards. Scotty asked for their help in promoting By-Law changes maybe by going door to door.

Davianne reported that Dave Syrcle, Sandie Wollan, Donna Jacot, and Lorna Cobb were her main volunteers. The Duer's are a good resource but unable to come to meetings.

Old Business

Scotty Smith reported that he will supply our attorney, Matt Albrecht, with a report on 5th Addition agreement items that have not been completed. Matt is to inform Mr. Heitman that the HOA may draw money against the letter of credit to finish these items if we do not receive any communications on the status.

Scotty is also seeking clarification from Matt Albrecht concerning Mr. Heitman's voting rights in regards to the CC&R ballot and the upcoming By-Law change ballot.

New Business

This meeting was dedicated to the election process, proposed changes to the By-Laws and the voting process for the By-laws. Mike outlined the proposed changes to the By-Laws. The changes are necessary to bring the By-Laws in alignment with the CC&R changes made earlier this year. After much discussion, the Board agreed to the changes. Mike will make the necessary revisions and send them to the directors for their review. Some of the changes were grammatical or reworded for easier reading. Bill Martin made a motion that the Treasurer and Secretary were to serve "at the pleasure of the Board" meaning these positions would be appointed by the Board of Directors. The motion was seconded by Doug Wollan and approved unanimously.

Scotty will try to get Mr. Heitman to proxy his 59 votes from the 5th Addition lots to us or expedite his voting. It is our goal to complete the By-Law balloting before the Annual Meeting so the Board will know how to proceed with the election of directors at the meeting.

During the Annual Meeting, homeowners will be asked to identify themselves and their address before speaking to help the Board identify the speaker, verify that they are an actual homeowner and be better able to respond to their situation.

Next Meeting(s)

A regular Board and Directors meeting will be scheduled for December. There being no further business to come before the Board, the meeting was adjourned at 10 pm.

Respectfully submitted,

Shelley Lake Estates Homeowner Association


Scotty Smith
President

Christy Smith
Secretary