



**Shelley Lake Estates Homeowners' Association**  
**MINUTES - REGULAR BOARD MEETING**  
**Thursday, November 4, 2010 – 7:00 p.m.**  
**Bob Harris' Home – 855 S Shelley Lake Lane**

**Board Attendees:**

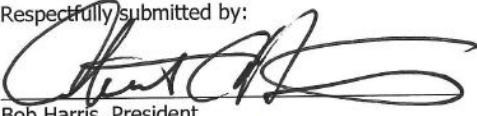
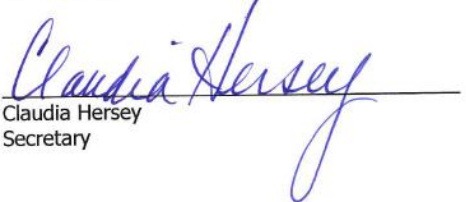
Steve Watilo	Director	Zone 2
Dave Syrcle	Director	Zone 3
Bill Martin	Director and Vice President	Zone 4
Bob Harris	Director and President	Zone 5
Dan Pfeiffer	Director	Zone 6
Diana Wilhite	Director	Zone 7
Norene Green	Treasurer	Non-voting
Claudia Hersey	Secretary	Non-voting

**Absent:**

Gillian Chapman	Chairperson, Communications Committee	Non-voting
Derek Buckley	Chairperson, Architectural Committee	Non-voting
Doug Wollan	Director, Zone 1	Voting

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
1	<b>Call To Order</b>	President Bob Harris acted as Chairman and Claudia Hersey as Secretary of the meeting.	The Chairman declared the members present constituted the quorum necessary for the transaction of business at the meeting.
2	<b>Minutes</b>	Formal approval of the Minutes of the September 16, 2010 Meeting	Upon a motion made, seconded and carried, the Board approved the Minutes.
3	<b>Treasury Report</b>	<p>Board members reviewed the October financial report. Cash on hand: Operating Fund - \$43,926; Shoreline - \$11,595; Replacement Fund - \$36,380; Total - \$91,901. YTD expenditures are low compared to 2009 due in part to no snow plowing expense last Winter, legal fees below estimate, Phase I fence replacement below estimate, power bills reasonable, etc.</p> <p><b>2011 Budget.</b> Directors reviewed the current and proposed Operating and Replacement budgets for 2011 looking at fence repair, road maintenance, maintenance repairs, potential for a shed to be built, gate replacement/repair; and potential costs related to lack of volunteer support and having to hire help. The Board agreed that</p>	Upon a motion made, seconded and carried, the Board approved the proposed 2011 budgets - includes July 1 dues increase of \$5

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		based on current and long range cash forecast, we could delay a dues increase until July 1, 2011 (applicable to 2 <sup>nd</sup> half assessment due Aug 1, 2011).	
4	<b>Architectural</b>	<p>No report.</p> <p><b>Note:</b> At the September 16<sup>th</sup> meeting Derek was tasked to present the recently adopted Code of Conduct to the Architectural Committee and Gatekeepers for signature and return to the Board. Awaiting signed Code of Conduct forms from members.</p> <p>Bob Harris discussed the small common areas above the path and a proposal to allow homeowners to landscape these areas if they desire. Draft guidelines were reviewed by legal counsel. Final guideline recommendations will be reviewed by the Board at the next regular meeting.</p>	Derek Buckley
5	<b>Communication</b>	No report. Awaiting signed Code of Conduct forms from members.	Gillian Chapman
6	<b>Maintenance and Volunteers</b>	<p><b>Thank you...</b>to the Gallion's who provided lavender plantings for the shoreline; to the Sahr's who donated ash tree starts...to the regular volunteers who graciously give a bit of their time, muscle and machines to help with shoreline maintenance...to the County and Saltese Flats Restoration project team for installing a transducer in the lake to record water levels as part of study to manage a more constant flow of water in the lake in connection with the proposed Saltese wetlands project.</p> <p><b>Volunteers:</b> A very small percentage of homeowners volunteer regularly and they are very much appreciated. We've managed to save quite a lot of money over the past couple of years utilizing their help on various maintenance and other projects. But we need more volunteers. Through volunteers we can keep our expenses and dues down; a renewed call for volunteers will be made at the Annual Meeting.</p>	<p>Bob Harris</p> <p>If interested in volunteering please contact Bob Harris at 994-3022 or contact your area Director. We'll also have a sign-up list at the Annual Meeting registration desk.</p>
7	<b>Old Business</b>	<p><b>Traffic Control.</b> At the September meeting a draft Traffic Control Procedure, including a fines schedule, was presented to the Board for review; it has also been sent to our attorney for review and recommendation. Although traffic has slowed somewhat, there are still too many who speed and we need to adopt more explicit procedures to deal with the few who continue to speed. <b>Update:</b> Contact has been established with the Valley police and prosecuting attorney concerning police traffic enforcement within Shelley Lake. A speed limit exemption is needed and being pursued to allow enforcement at our current speed limit of 15 MPH. Other means of curbing speeders and possibly saving lives may include the use of a radar gun to help remind people to adhere to our neighborhood speed limit.</p> <p><b>Signs.</b> The CC&amp;R's vs. State laws on the display of signs (both political and other) are conflicting. Diana Wilhite was asked to research these laws and homeowner association guidelines, and make recommendations for the Board to review. <b>Update:</b> Diana reported she found certain State regulations and RCW codes that can help us regulate</p>	<p>Bob Harris/Bill Martin</p> <p>Diana will draft a proposed guideline for review/approval by the Board at the next regular meeting.</p>

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		<p>the placement and manner of displaying signs in yards.</p> <p><b>Fencing:</b> Relative to the old fencing on the North side of SL at the new apartment site, the plan to replace the fencing there will be on hold until the ground settles.</p> <p>Based on lower than expected costs, it appears that we can accelerate the fence replacement project timeline.</p>	
8	<b>New Business</b>	<p><b>Lakeshore: Reminder:</b> Remaining watercraft should be removed from the shoreline.</p> <p><b>Annual Meeting:</b> the 2011 Annual Meeting will be held on Monday, January 10<sup>th</sup> at <b>Central Valley High School</b> (Commons) at 7:00 p.m. Agenda will include election of Directors for Zone 1 (currently Doug Wollan) and for Zone 3 (Dave Syrcle); presentation of the 2011 budget, a vote required on annual audit of financials, and discussion of a couple of proposed amendments to CC&amp;R's. <b>Members who intend to stand for re-election or are interested in being nominated/elected to open Board positions are encouraged to notify the Board as soon as possible.</b> Again, we will also solicit various committee volunteers, especially for Maintenance, at the Annual Meeting.</p> <p><b>Gates:</b> Ornamental Gate replaced computer board at Gate 1 and replaced battery back-up recharging unit at gate 2 (exit)..</p> <p><b>5<sup>th</sup> Addition:</b> Some improvement in level of cooperation from Developer; continue working to develop building standards agreeable to both the developer and the HOA.</p>	<p>Bob Harris will publicize elections in coordination with the Communications Committee.</p> <p>Those interested in volunteering for Board positions, Committee assignments, or other recommendations, should contact your area Director, or Bob Harris at 994-3022, <a href="mailto:rharrisprop@comcast.net">rharrisprop@comcast.net</a></p> <p>We will also have a Volunteer Sign-Up sheet at the Annual Meeting registration desk. Any amount of time is appreciated.</p>
9	<b>Executive Session</b>	No session was required.	.
10	<b>Adjournment</b>	There being no further business to come before the Board, the meeting was adjourned.	
	<b>ACCEPTANCE</b>	<p>Respectfully submitted by:</p>  <p>Bob Harris, President</p>  <p>Claudia Hersey Secretary</p>	