



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

Minutes of the Annual Meeting, January 7, 2008

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Time and Place

The 2008 Annual Meeting for the Shelley Lake Estates Homeowners' Association was held January 7, 2008 at Adams Elementary School, at 7 p.m.

Present

The following Officers were present:

Scotty Smith, President
Mike Syrcle, Vice President
Norene Green, Treasurer
Christy Smith, Interim Secretary

The following Directors were also present:

Doug Wollan, representing the 1 <sup>st</sup> Addition
Bill Martin, representing the 2 <sup>nd</sup> Addition
Bob Harris, representing the 3 <sup>rd</sup> Addition

Scotty Smith also represents the 4<sup>th</sup> Addition and Mike Syrcle represents Shelley Lake PUD which includes homes that are part of the area referred to as Reflections. Mike Syrcle is chairman of the Architectural Committee and Doug Wollan is a member of this committee. Davianne Buckley, Communications Committee chairman was also present.

Scotty Smith acted as the Chairman of the meeting and Christy Smith acted as Secretary. The Chairman declared that a quorum was present so we can conduct Association business. The quorum (40% of 248 homeowners = 99) consisted of:

Homeowners Present - 53
Homeowner Proxies - <u>51</u>
Total Present and Proxies - 104

2007 Report

Bob Harris provided an overview of 2007. He highlighted the Boards achievement such as improving communications with the homeowners by establishing the Communications Committee who updated the website. We also made improvements to the trail and started the Adopt-a-Commons program. The shoreline received significant clean-up and grass was planted. The Board also secured two major agreements with Mr. Heitman: the Well Lease and 5<sup>th</sup> Addition agreements.

Bob shared the Board's goals for 2008. They include continuing the shoreline/habitat improvements, monitoring lake health and making trail repairs/improvements. The Board will monitor the 5<sup>th</sup> Addition for proper completion and insure the conditions of the Well Lease agreement are also met. Additional work will be done on planning for major fence and road repairs and/or replacement. There will also be increase in events that will provide homeowners an opportunity to meet each other along with the Board and Committee members in a less formal setting.

The Board currently has 4 committees that report to them. The Architectural Committee, Mike Syrcle, Chairman; The Communications Committee, Davianne Buckley, Chairman; Maintenance Committee, Bob Harris, Chairman; and the Lake and Shoreline Committee, Chairman to be determined. The volunteers who participate in these committees were thanked. More volunteers are always welcome. Homeowners can contact the committee chairman to volunteer.

Financial Report

Scotty Smith presented the 2007 Financial Report. He detailed our major expenditures and provided a 3 year analysis with justification for the recent dues increase of \$10 per month to \$480/annually (\$40 per month.) The Board believes it is prudent to establish a reserve for major road and fence repairs or replacement.

New Business

By-Law Ballot

Mike Syrcle provided the results of the By-Law Ballot as this affected how the elections would proceed.

Total number of ballots received: 179

Number of yes votes needed for approval: 166

Article 1 – Change address from Developer to Association mailbox	Yes-178 No-1	Pass
Article 2 – Grammatical changes	Yes-178 No-1	Pass
Article 3 – Allow Board of Directors to range from 3-7 members	Yes-166 No-13	Pass
Remove Developer from appointing Directors		
Fix Annual Meeting to 2 <sup>nd</sup> Monday in January		
Allow Board to conduct votes via email		
Ability to remove Board Member w/o unanimous vote of homeowners		
Allows Board to seek at-large members if needed		
Article 4 – Change Secretary and Treasurer from elected positions to ones appointed by the Board	Yes-161 No-18	Fail
Article 6 – Remove gender references	Yes-171 No-8	Pass
Article 8 – Allows for changes to By-Laws at meetings providing a quorum (40%) is obtained	Yes-156 No-23	Fail

#### Election of Directors

As a result of Article 3 passing, Directors were elected for the newly created Zone 2, 6 and 7.

Zone 2 (west end of Reflections) – Sue Watilo was nominated. She accepted the nomination and was elected.

Zone 6 (east section of 4<sup>th</sup> Addition) – Dan Pfeiffer was nominated. He accepted via email and was elected.

Zone 7 (east section of 5<sup>th</sup> Addition) – Scotty Smith was nominated. He accepted and was elected.

All Director positions were unopposed and received a majority vote.

#### Election of Officers

Mike Syrcle then conducted elections for Officers of the Board of Directors.

Scotty Smith was nominated as President of the Board. Bobbi Sahr made a motion that nominations be closed and the Secretary cast a unanimous ballot for Scotty Smith as President. Claudia Hersey seconded. The motion passed.

A motion was made to elect the existing Secretary and Treasurer. So Christy Smith was elected as Secretary and Norene Green was re-elected as Treasurer for the HOA also by a unanimous vote.

#### Shelley Lake Estates Homeowners' Association Board of Directors (as of 1/7/08)

Doug Wollan, Director, Zone 1	Sue Watilo, Director, Zone 2
Mike Syrcle, Director, Zone 3, Vice-President	Bill Martin, Director, Zone 4
Bob Harris, Director, Zone 5	Dan Pfeiffer, Director, Zone 6
Scotty Smith, Director, Zone 7, President	
Christy Smith, Secretary	Norene Green, Treasurer

#### Other New Business

Ken Quimby, 317 S. Shelley Lake Lane, made a motion that all future dues increases be voted on by the homeowners.

This was seconded by Steve Watilo. Because this potentially requires a change to the By-Law's and/or the CC&R's, there were not enough homeowners present to vote on this motion. The Board will need to research this motion and present it to the homeowners later in the year.

#### Q & A

An abbreviated question and answer time was held. Jennifer Duer asked if the Board could make sure "No Solicitations" signs were posted at each gate. Scotty Smith informed the homeowners that the Board is looking into new gate signs. Each sign would designate a gate number making it easier for visitors to insure they were entering at the right gate. "No Solicitations" could be added to the design of these signs.

There being no further business to come before the Board, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,  
Shelley Lake Estates Homeowner's Association



Scotty Smith  
President

Christy Smith  
Secretary