



Shelley Lake Estates Homeowners' Association
MINUTES OF THE REGULAR BOARD MEETING
March 4, 2010 – 7:00 p.m.
Bill Martin's Home - 811 S. Shelley Lake Lane

Board Attendees:

Charlie Bates	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
Derek Buckley	Chairperson, Architectural Control Committee	Non-Voting
Norene Green	Treasurer	Non-Voting

Absent:

Doug Wollan	Director	Zone 1
Claudia Hersey	Secretary	

Invited/Guest Attendees:

Dave McHugo	Resident
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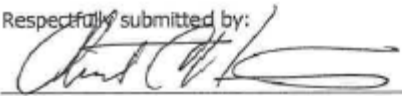
#	TOPIC	DISCUSSION	ACTION
1	Call To Order	President Bob Harris acted as Chairman and Secretary of the meeting. The Chairman declared the members present constituted the quorum necessary for the transaction of business at the meeting.	
2	Minutes	Formal approval of the Minutes of the Regular Meeting 11/19/2009 and of the Annual Meeting 1/11/2010.	Upon a motion made, seconded and carried, the Board approved both Minutes.
3	Financials	Reviewed the Jan/Feb financial reports to 2010 Budget. Cash on hand: \$104,288.43, including shoreline fund of \$15,964.61. All but seven homeowners have paid first half regular assessments.	
		The Treasurer will establish a separate bank account for the Capital Reserve Fund for major repair and replacement costs of common assets.	

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4	Architectural	Derek Buckley reported there were only two pending requests before the committee. As no formal policy for an expiration date of ACC approvals existed, Derek Buckley reported they intended to implement a 1 year expiration date which would be included in the approval and would be noted in the on-line application.	
5	Communication	Gillian Chapman was not in attendance but will be scheduling her first meeting as Chairman of the Communications Committee Thursday, March 11; a call has gone out for volunteers.	
6	Maintenance	SCCD will hold its annual Tree & Shrub Sale; we intend to purchase plants for the shoreline at this sale; making progress on the planning for a storage shed in the 5 th Addition large swale area.	
		Fence replacement – phase 1 planning is proceeding; no schedule has been determined yet. That will hinge on the apartment developers schedule and cooperation.	
7	Old Business	<p>Doug Duer submitted proposed amendments to Articles 9.3 and 9.4, as well as requested a vote be conducted by mail ballot. The Board agreed to submit Doug's proposed amendments, unmodified, to the membership for vote, as well as agreed to allow the membership vote be conducted by mail ballot. This approval is subject to Doug Duer presenting to the Board of Directors, a petition supporting a mail ballot, signed by 10 percent of the lot owners eligible to vote. Shelley Lake Estates Homeowners' Association is comprised of 248 lots; therefore, 25 eligible lot owners are required to validate the petition for a mail ballot. Such petition must contain, at a minimum, a description of the amendments proposed, call for a mail ballot, and have the signature, name, and address of the homeowners signing.</p> <p>This procedure is similar to that in RCW 64.38.035 for calling a special meeting. As a special mail ballot is tantamount to a special meeting and entails significant administrative effort on the part of volunteers, this procedure is deemed prudent to establish sufficient interest to justify a special mail ballot.</p> <p>Absent the presentation of a valid petition postmarked not later than May 5, 2010 or hand delivered to the Association Treasurer by 5 PM May 5, 2010, the proposed amendments will be held and submitted to the membership at the next Annual meeting.</p> <p>Additionally, the Board will allow a prepared statement in support of the proposed amendments, not to exceed one page, to be included with the mail ballot. Such a statement must be submitted directly to the President or mailed to the Association, not later than June 1, 2010.</p> <p>The Board has serious reservations regarding the legality of certain aspects of the proposed amendments. The Board intends to include a similar statement opposing the proposed amendments.</p>	<p>Vote deferred until after executive session; upon reconvening in open session, the Board voted as follows:</p> <p>Upon a motion made, seconded and carried, the Board of Directors voted to submit Doug Duer's proposed amendments to Articles 9.3 and 9.4, as written, to the membership for a vote.</p>

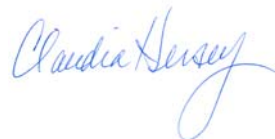
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8	New Business	Proposed lakeside fence policy was discussed with recommendations from Derek Buckley, Chairman of the ACC; a consensus was reached and a policy recommended as Procedure 7-1.	Upon a motion made, seconded and carried, Procedure 7-1 was approved; and will be posted on the website.
		With the concurrence of the Chairman of the ACC, a proposed formal policy concerning storage sheds and similar outbuildings was proposed, as Procedure 7-2.	Upon a motion made, seconded and carrier, Procedure 7-2 was approved and will be posted on the website.
		To expedite 2010 Landscape Contract, which requires Board approval, the Board agreed a three member committee (Bill Martin, Diana Wilhite, and Dave Sycrle) evaluating three bids and awarding the contract. The committee met following the meeting, evaluated the bids and selected Four Seasons to provided 2010 landscaping services.	Upon a motion made, seconded and carried, the formation of a Board committee to select a landscape contactor was approved.
		With the Gate 4 controller, it is now feasible to add Reflections homeowners to that vehicle gate for lake/shoreline access.	Upon a motion made, seconded and carried, the proposal to add Reflections homeowners to Gate 4 for entry was approved.
9	Exec Session	The Committee held an executive session to discuss attorney communications regarding proposed amendments to the CC&R's, certain homeowner CC&R violations, request for hardship dues deferral, and homeowners in arrears on dues,	

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned.

Respectfully submitted by:


 Bob Harris, President



 Claudia Hersey
 Secretary



ShelleyLake

Shelley Lake Estates Homeowners' Association

P.O. Box 1872, Veradale, WA 99037

www.shelleylake.org

PROCEDURE 7-1

LAKESIDE FENCE POLICY

Purpose: To adopt and formalize a policy for fencing on lakeside lots to preserve and protect the view of the lake and shoreline and preserve the open and natural ambiance of the lake area, which are considered to be a unique and significant community assets.

Standards:

1. These fence conditions apply from the northeast corner of parcel 45211.1826 (shoreline) to a line running from the easternmost terminus of the culvert-bridge handrail through the mid-point of the gravel path leading to the bridge where it departs from the health trail. Affected are parcels 45241.1816 through 45244.2904, otherwise known as 317 – 911 S. Shelley Lake Lane.
2. Only open picket type fences shall be authorized, to preserve and protect the view and ambiance of the lake and shoreline; privacy fences are not considered appropriate and will not be authorized. Spacing between pickets may not be less than the width of a picket.
3. Vinyl is the preferred material; wood is not authorized due to the higher maintenance requirement and susceptibility to rotting and deterioration.
4. Fences may be no more than 48" high.
5. Styles and colors must be conservative and compatible with existing fences and landscaping, to blend harmoniously with the environment.
6. Lakeside fences shall be no closer than twenty-five feet from the health trail; the Architectural Control Committee may recommend to the Board of Directors a variance where a fence is warranted by safety reasons and the size and/or topography of the rear yard would not otherwise allow a modest, useful size fenced area. A visual separation would still be required (ex: fence at or near the top of a retaining wall).
7. Existing fences, which were installed prior to transfer of the Association from the Developer are grandfathered. Any such fence where a repair or reconstruction, over a twenty four month period, involves more than 25% of the existing fence, must meet these requirements.

Procedures:

1. As for all fences, requests to install fences shall be submitted to the Architectural Control Committee for consideration.
2. Requests for variance may be recommended by the ACC to the Board of Directors.

References: Articles 7 & 11.18 CC&R's

Board of Directors' Meeting Minutes of 3-4-2010



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PROCEDURE 7-2

OUTBUILDINGS/STORAGE SHEDS

Purpose: To adopt and formalize a policy for outbuildings/storage sheds to preserve and protect community standards, ensuring that such buildings blend harmoniously with homes.

Standards:

1. Outbuildings/storage sheds may not exceed 120 square feet with a roof ridge height not exceeding twelve feet.
2. Appearance shall be similar to the home on the lot.
3. Siding shall be of the same or similar material as the home. A variance may be considered by the Architectural Control Committee where warranted, provided it compliments the home and is of similar quality. T-1-11 and engineered wood products are not considered appropriate materials, fiber-cement type products excepted (ex. James Hardie).
4. Existing outbuildings/storage sheds, which were installed prior to transfer of the Association from the Developer are grandfathered. Any such building where a repair or reconstruction, over a twenty four month period, involves more than 25% of a major component (walls, roof siding, etc), must meet the requirements above. It is envisioned that older, non-conforming outbuildings will ultimately be removed or replaced with conforming outbuildings.

Procedures:

1. Requests to construct or install an outbuilding shall be submitted to the, Architectural Control Committee for consideration and approval.
2. Requests to alter the appearance of an existing outbuilding shall also be submitted to the Architectural Control Committee for consideration and approval.

References: Articles 7 & 11.15 CC&R's

Board of Directors' Meeting Minutes of 3-4-2010