

# SCHOA Meeting Minutes

## Annual Meeting

(Jan. 18, 2023)

(Zoom Meeting)

### Board Members:

*Present:* David Hamilton, Lori Buma, Gordon Baldwin, Roger Neal, DeEtte Wolf, Chris Regan (treasurer)

*Absent:* Randy Kramer

### Proceedings:

· **Meeting called to order** at 7:30 p.m. by President, Roger Neal

· Quorum established through roll call and count of proxies - 7:30

\*Changes to South Cove Community - New Residence mentioned

### Old Business/Reports:

#### Review of Old Business

Report of work accomplished last year - David gave a report about fencing at the lake, what worked and what did not work. We will be installing a fence for about \$580.

He also included a report on the dock replacement. We will move ahead with that project. He reported that the light in front of Martin's home is not working. We will need to repair the light. PSE just replaces bulbs. He discussed the lights being replaced at the entrance.

- **Reading of the minutes:** Last year's annual meeting minutes were sent out electronically and read by the members. It was moved and seconded to approve last year's minutes as presented. The motion was approved by membership.
- **2022 Budget Review-**Chris shared the budget report. It was shown to the members present via Zoom. We will have about the same amount of revenue as last year. The budget items for this year will be similar to last year, and Chris explained the increased expenses for next year. There was some discussion on carrying over funds. There was a motion to move extra money into the maintenance budget, and seconded.

Voting for the budget was postponed until the end of the meeting. Expenses were adjusted per discussion of projects. There was a motion to approve and a second the budget for the 2023 year. Concerns for carrying a small amount of "excess" funds were expressed.

- **Volunteers for the new board -** President Roger Neal asked for volunteers for the 2023 board. Those volunteering are: Laurie Kirschner, Paul Martin, Hun Park, Gordon Baldwin, Lori Buma, Chris

Regan, Mindy Ewing. They were approved by the membership. The new board members will meet in the next two weeks to determine officers.

- **Welcoming Committee** - Nancy reported that there is a committee of three that are working together on this committee (Nancy, Lucy, and Vicki). Chris shared how he gets names of new neighbors. Chris will send the information to Nancy
- **Pet Waste Bags** - Gordon reported that they are here, and he will be replacing them. He has a pile of bags in his garage. If anyone notices that the bags need to be replaced, please contact him.
- **Community Garage Sale** - Sandy reported that it was so so. We will not make this an annual event.
- **Backflow Testing** - Chris reported that last year was the first year that we had a group testing. The man who conducted the test did a great job. We will do this again. We will go with the same person unless there is a much lower bid.
- **Safety Message** - Roger reported that there was a pitbull and prowler problem. He thanked the neighbors for keeping an eye out for each other and sharing with our neighborhood contact list so we all were aware.

## **New Business**

### **Major Projects Affecting South Cove**

- **Regional Airport** - Chris thanked Nancy for alerting us to this situation. Chris shared important information. He shared the committee's requirements for a suitable place for the proposed airport. They are available on a video. All the local government officials are against it along with many other organizations. He reported that our site is at the bottom of the list on a list of three sites. The state committee will study the area and then make a recommendation. Nancy reported about [STOPTHEAIRPORT.com](http://STOPTHEAIRPORT.com). There has been a suit filed. Nancy explained the objections. There was a discussion that followed. We would like to keep each other informed. Contact Chris or Nancy if you want to know more about their report.
- **Pattison Lake Management District** - Chris reported that the LMD was approved in November and the roll of assessments (rates) were approved on January 10, 2023. He shared the proposed rates. Those rates will first be assessed in 2024 with the regular taxes in April. The petitioners that requested formation of the LMD are stepping aside and the county is establishing an advisory committee. Once the LMD has an established budget (when the first taxes are collected), they will study the blue algae and then make a treatment plan and plan to manage the vegetation. Once there is a restoration plan all lots within the assessed area are eligible to get a 50% rebate from the existing stormwater assessment we all are assessed (around \$50). Chris gave many details. He is available to explain more. Because of the funding structure, we won't see specific products from the LMD until 2025.
- **Quiet Zone** - Brian discussed the efforts to create a quiet zone with public works. This will prevent the trains from "honking" when crossing the lake.

- **Yelm Highway/Spurgeon Creek Road Roundabout** - Chris reported that he contacted the county. The project won't start it's next phase for three to five years, meaning construction is 5-10 years out. The county identified a roundabout as the currently preferred design. Chris has a copy of the plan if people would like to read it. When the actual plan begins to be implemented, we will have an opportunity to negotiate as they will need part of South Cove's community property.

### **Ideas to improve our HOA**

- Working on survey to get everyone's ideas
- Request to develop contractor list (plumbing, pest, general)
- Community newsletter
- Mailboxes
- How do we get more involved - There was discussion about moving meetings back to in person or a hybrid meeting
- Maintenance - tree trimming and black berries, volunteer party???, ask the maintenance people to fix these things

### **Other**

- **Moles** -John Buma has been taking care of them. He will be paid.
- **Mr. Eberle front fence proposal** - Presented to the membership his desire to put a fence in his front yard for protection. He sent out a proposal in an email. They are concerned about the dog next door. Hun Park responded with his concerns. There were several members who shared their thoughts. There was discussion amongst the members. Mr. Eberle requested to know when and how the vote will take place. Scott will be checking in with Chris in the next few days. The board is committed to deal with the request within the next 14 days to cover all legal aspects.

Meeting was adjourned by President Roger Neal at 9:15

Minutes submitted by Secretary, Lori Buma