



Scatchet Head Community Club
Board Meeting Notes
November 8, 2023

Meeting was called to order at 6:30 pm by President Jake Mead

Attendance:

Board members in attendance:

Fred Anderson, Lilya Roraback, Andy O'Donald, Jake Mead, Kristin Bennet, Sandra Anderson, Rachel Martinez, Greg Gundel. Absent: Tara Long

Office Manager:

Maria Reyes

Community Members:

Alexandria Boyer, Jordan Boyer, Katherine Peterson, Dave Mullens, Jill Lipoti, Jaci Mach

Approval of September 13, 2023 Board meeting Minutes:

Motion by Rachel, second by Andy, approved unanimously

Opening remarks and Community welcome:

Jake opened the meeting and community members were asked for any input/remarks. Jill noted they had input but would wait until the agenda item regarding the water easement was being discussed

Jake welcomed Sandra Anderson to the board as its newest member

Treasurer report – Fred

- Fred shared the Accounts Receivable, Budget Comparison, and the year-to-date budget comparison to actual expenses.
- Bell property proceeds arrived today netting \$65,408. \$2,883 paid lien, also 6% commission.
- Reserve fund is at 49.6% (\$269k) \$4k a month deposited from assessments
- \$374 k total cash, up 8 k
- Budget: \$10 k over budget but offset by property sale influx
- Accountants – working with them to clear bad debt amount
- CD's – Greg noted the 30-day CD is due – currently at 5.4% so will keep it in the bank

Office manager report – Maria

- General Office items of Note:



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- a. Helped get the reserve funds report filed
- b. Provided support for the San Juan Sale
- c. Will be starting to get the Annual Assessments together – currently at the printer
- 2) Pool
- 3) Reservation System
 - a. 93 reservations processed YTD
- 4) Escrows
 - a. 2 properties in Pending Escrow
 - b. 1 new member(s) processed in October
 - c. 0 new rental members processed
- 5) Liens
 - a. 1 Lien to Release
 - b. 1 Lien being followed because property owner passed away
- 6) Covenant Violations
 - a. 2 Covenant violation forms received
- 7) Building Application
 - a. 0 Application received/ approved
 - i. 1 Inquiry for Building App to be sent
- 8) Scanning & Mapping
 - a. Work in progress
- 9) Community Input

Have had a lot of people have come in to have their key cards re-activated that have not been in the clubhouse since before Covid. They are very complimentary of the improvements that have happened since then.
- 10) Websites/ Social Media
 - a. Website Usage
 - i. 193 (-39%) Unique visits for the previous month
 - ii. 479 (-49%) Page View w/ 2.4 pages per unique visit
 - b. Facebook page Usage
 - i. 266 (+2) Followers (Main) / 108 (+0) (Pool Page)
 - ii. 832 (-9%) people reached / 300 (+42%) (Pool page)
 - iii. 392 (-5%) Engagement / 82 (+141%) (Pool page)

Emergency Planning Committee Report: Fred

- Shake Out Drill had good participation by block captains. Identified that relay information technology needs to be improved.
- Currently have 11 block captains
- Held Disaster Prep meeting on Sunday, Nov 5 – good attendance. Taco bar.



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- Discussed having the clubhouse as a community warming station. Can use the fireplace to blow warm air with use of a small generator. Have received a \$500 donation toward this.

Arch & Plats – Rachel/Jake:

Facilities – Jake

Nothing to report

Arch & Plats – Andy

- Project Plan Delayed

Engage the Community - Tara

PAST: October 2023:

Halloween House Decorating Contest

November 5th – disaster preparedness meeting ETC to contribute funds towards food/refreshments

UPCOMING:

November 2023:

Sunday the 19th – Paint and Sip - Pumpkins and Sunflowers - 2pm - Treats \$25.00 per person, limit of 10 people

December 2023:

- Charcuterie class – Dec 6 th - 6pm
Charcuterie Class \$100.00 PP (includes board, all the food and 2 glasses of wine) - at least 8 people needed to sign up Class

- House Decorating Contest
\$100.00 - First
\$75.00 - Second
\$50.00 - Third
- Toy Drive – Readiness to Learn
- Come decorate the tree – hang out – social hour – week of November 27 th
– coffee / cookies – drop off toy for RTL - \$50.00

January 2024:

- Start monthly game/potluck nights – Saturday 4 pm 27 the Last Saturday of each month?

April 2024:



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- Neighborhood Walk

June 2024:

- Beach Walk?

July 2024:

- 3 rd or July Celebration
BBQ, fireworks
Hot dogs/beer/soda/bag of chips

Pool Committee – Kristin:

No meeting this month

Aesthetics Committee – Lilya

- Patio – 5' fence with 2 gates = \$14.2 k
- Playground – passed around picture of work needed to be done.
Cedarworks.

Old Business:

- Regarding the sale of the property on San Juan – a special thank you to Peter Sprinz, who, as the former board Treasurer, worked tirelessly for many years to resolve problems associated with the property and get it in order so it could be sold.

New Business:

- Water Board Easement discussion - Dave Mullens spoke – the water system has not been addressed for 40 years. Water system needs major work that is very expensive. In 2018 \$800k loan was paid off to replace piping. Submitted Prelim Engineering Report (PER) indicating \$2 million work needed to be done. Obtained a \$2.5 M USDA 40-year loan at 2.25% interest. Funds are not released until the work is completed. Heritage Bank is overseeing the loan. Currently, the project is now estimated to be \$3.3 M – this is \$1.3 M increase in hard construction costs. Concrete asbestos pipe is not leaking but after 40 years it can start breaking down, it has been 60 years now. Had a pre-construction meeting with the USDA and it was determined that we needed to obtain an easement from the board to conduct the work. An objection was raised by Fred who asked for a description of the project which shows where pipes are going to be laid. Seeking As Built plans as it is not clear exactly where work is to be done. It was then stated that the water board must be notified before digging. Water Board is on standby as the tanks hold 83 k of water which can empty in 2 hours. Easement will allow replacing current pipe with 6' HD pipe. This will have many benefits including being

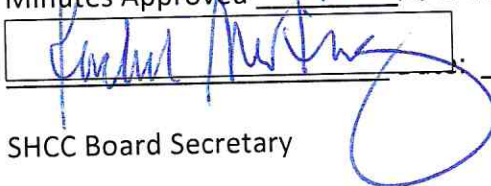


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able to put in a fire hydrant. HD pipe is 40' lengths instead of 20' and fused by heat. It may require digging up some driveways. After much discussion it was noted that the details requested would be provided so we could grant the easement and the project could move forward.

- Reserve Study has been completed and was presented and discussed in detail. It is to be posted on our website for community access to the report.

Adjournment of regular meeting at 7:40pm

Minutes Approved X As Written. X As approved

SHCC Board Secretary Dec 13, 2023

