

July 13, 2022
Board Meeting Minutes
Scatchet Head Community Club

Call to order / attendance – Mary Beth Schoeler / Pat Baird

The meeting was called to order by President Mary Beth Schoeler at 6:35 p.m. All members of the board were in attendance: Peter Sprinz, Tara Long, Beth Itaya, Will Sperling, Greg Gundel, Rachel Martinez and Jake Mead.

Approval of minutes from the last meeting – Mary Beth Schoeler

Peter moved and Tara seconded a motion to approve the most current version of the minutes from the June 8, 2022 board meeting. Approval of the minutes was unanimous.

President remarks/welcome

Mary Beth thanked all members of the board for their service during her term as president. Her hope as retiring board president is for continuing members continue the cooperative and collegial spirit with which they have handled association business during her term. The pending projects Mary Beth particularly looks forward to the new board completing are the remodel of the fenced area at the south end of the pool, replacement of clubhouse flooring, and finalized transfer of title and subsequent sale of the property of the San Juan Street property.

She will preside over the election of a new board president at the beginning of the August 10 meeting, after which Mary Beth's term will be complete.

Peter thanked Mary Beth for her six years of continuous service as a board member as well as her general service to the community over the many years she has lived in Scatchet Head. He also thanked Tara for her service as vice president as well as bringing creative new ideas for events and activities as chair of the Engage the Community committee. Will was recognized for his three years as board secretary and for additional service when called upon to fill an unanticipated vacancy on the board this past year.

Community input

Mary Beth welcomed new community member Tracey Warren as well as Jordan and Dria Boyer to the meeting. As an emergency information radio operator for Whidbey Island and Island County, Jordan presented a draft form to help alert the association of any member special needs in the event of an emergency. The incoming board will continue discussion on how to implement a community emergency response plan. Rachel volunteered to review state emergency response parameters and work with Jordan as necessary on behalf of the board in the meantime.

Treasurer report – Peter Sprinz

Most expenses were either at or under budget for the first half months 2022. Some operations funds were transferred to the reserve account to cover major maintenance projects, bringing the reserve fund total to approximately \$222,000, a slight increase to 40 percent of all reserve report anticipated projects. The 2022 assessment increase also contributed to this upturn in the reserve fund balance.

An additional letter will be mailed in July to those who did not respond to the June letter sent to accounts owing in excess of \$100. Recipients will have 30 days to reply before late fees and interest will apply. Fees applicable to placing a lien on a property will also apply if that action is taken by the association.

Income for the month of June included a \$214 tax refund for 2021 and \$77 in savings account interest.

Office management – Mary Beth

Five board members are keeping the office open during abbreviated hours from noon to 2 p.m. on Tuesday, Wednesday, Friday and Saturday. A search to fill the position vacancy is underway, and Pat was thanked for directing the effort to find a qualified replacement as soon as possible.

Committee reports

Arch and Plat

The property on San Juan was discussed as follows during Mary Beth's president remarks. Papers were served to both the heir to the trailer and also to an RV company, which the attorney recently discovered had never transferred title to the original owners when the loan for trailer was paid in full. Consequently, two title transfers need to take place before title to the San Juan property can be granted to the association. A legal notice has been placed in a Whidbey Island newspaper announcing a hearing in September. The no-trespass order placed with the county sheriff at the end June and subsequent boarding up of all points of entry, will hopefully prevent the previous owner from continuing to gain access to the buildings. Neighbors have been advised to call the sheriff should they notice his presence on the property at any time.

Mary Beth announced that a property owner with two covenant violations needs help to comply with trash and vehicle removal. Jake, Greg and Tara offered their assistance to help the resident to become compliant.

Roads and Bluffs

Residents readily removed the willow wood from the area once it was split. Jake reported that the majority of rounds still left is impossible for him to easily split by hand; they will need to be taken away for disposal. Discussion ensued regarding types of bare root trees to

purchase for planting in the fall. The proposal to replace the willows with a variety of fruit trees was unanimously accepted.

Jake will revise the scope of work in order to request further bids for work on the ditches along Driftwood Drive and along parts of George Drive. He proposes having the settled silt and debris removed prior to setting gravel in the ditches with pipe to carry the water away. Ideally, this plan could facilitate redirection of bluff hillside runoff by adding pipes connecting with the ditch drainage system.

Although he continues to acknowledge receipt of inquiries from bluff lot owners about erosion abatement, Jake cautioned that he does not have the expertise to give advice to help these residents manage their landslide risks.

Pat suggested using the follow-up written communication to individual bluff lot owners as an opportunity to let them know that the association is hoping to facilitate some education to help them take valuable steps to protect their property. Jake has spoken to the geo-tech who conducted the study about speaking at a resident workshop and is also investigating other avenues to help direct bluff residents to other sources of information. Pat volunteered to help Jake draft the letter to bluff residents with the types of assistance the association is able to offer. Once the board approves the letter, she can also help with the actual mailing as needed.

Jake will check the broken grate at the east end of Driftwood Drive as suggested by Jerry.

Engage the Community

Tara thanked board members for their help in making the July 3 fireworks celebration a success. She asked that next year's newsletter announcement mention that setting fireworks on community property is prohibited.

Aesthetics

Beth reported that the committee will have flooring samples for review in September. A binder with color samples, styles and suitable materials will be available for reference soon.

Mary Beth thanked Tracey, Dria and Jordan for their attendance.

Old business

The annual meeting will take place on Saturday, August 6 at 10 a.m. The pancake breakfast will not be served this year since people are still observing Covid-19 precautions. Mary Beth requested any pictures board members might have of work completed over the last year. Beth, Will and Mary Beth will count the ballots to elect new board members after the meeting.

As discussed earlier in the meeting, the new board will assume work to develop a community emergency response plan that follows state guidelines and requirements and works in conjunction with the plan developed by Scatchet Head Water District.

New business

The possibility of offering owners of vacant lots to camp in trailers or RVs for limited periods of time was tabled for consideration by the incoming board.

Additional business

In addition to reporting on facilities work taking place mostly outside and to repair a volleyball post since the last meeting, Greg presented two bids to renovate the fence and area on the south end of the pool enclosure. One estimate bid included fence only with work commencing next spring; the other bid covered the cost of a basic design of the entire project (fence, old concrete and debris removal and new concrete) with work commencing soon.

Greg reminded members that this work has been deferred for months and asked that the board vote to get the project off to a start. He also explained that the bid was highly competitive and the company doing the work was extremely competent and has been accommodating to the community on an on-going basis. He also stated that most contractors would not spend time design without the board officially allocating the funds for the project.

Beth objected to bringing the topic up at the last meeting of the sitting board as additional business. Pat concurred with Greg's resolve to get the project initiated by vote at the meeting, citing her concerns for safety and county compliance reasons. Greg moved and Jake seconded that the board approve a budget of not to exceed \$16,000 for the project, start date and specific design to be determined. A majority of board members voted to approve the funding.

Executive session

The board discussed and confirmed its position of non-involvement in the management of and opinions expressed on the Scatchet Head Residents Facebook page.

With no further business remaining, Mary Beth adjourned meeting at 8:38 p.m.

Minutes are approved as written or as amended.


Pat Baird, Secretary

08/10/2022
Date