

June 8, 2022
Board Meeting Minutes
Scatchet Head Community Club

Call to order / attendance – Mary Beth Schoeler

The meeting was called to order by President Mary Beth Schoeler at 6:33 p.m. In attendance were board members Pat Baird, Beth Itaya, Will Sperling, Greg Gundel, Jake Mead and Rachel Martinez, with office manager Raven O’Riley also attending the meeting. Peter Sprinz joined via phone, and Tara Long was excused from the meeting.

Approval of minutes from the last meeting – Mary Beth Schoeler

Rachel moved and Peter seconded a motion to approve the amended minutes from the May 11, 2022 board meeting. Approval of the minutes was unanimous.

President remarks/welcome

Mary Beth stated that Scatchet Head Water District’s emergency response plan and community member concerns about establishing a dedicated SHCC disaster plan were listed on the meeting agenda under new business.

Community input

After Mary Beth welcomed Jordan and Drea Boyer to the meeting, Jordan took the opportunity to share his long-standing efforts to set up a system for the SHCC community in the event of a state of emergency. He has a draft plan that would assess the community’s status for communication to county and state officials via his ham radio. The board took this time to cover the topic of Scatchet Head Water District’s emergency response plan. Mary Beth thanked Jordan for the timely information and requested a copy of his draft plan, next steps for which will be discussed at the July board meeting.

Treasurer report – Peter Sprinz

Expenses were under budget for the first five months of May. The reserve account balance of approximately \$218,000 is considerably lower than it was at this time last year, even with a transfer of \$9,500 in unused funds from the 2021 budget. An increase in the 2023 assessment, mainly to replenish the reserve account, will be voted on by the community in July.

Ninety-two percent of 2022 assessments have been paid. Assessments for 28 lots remain unpaid, with 12 accounts either on payment plans or using coupons (and now accruing interest) and seven accounts pending legal action. All delinquent accounts will receive certified demand letters soon. May income from delinquent accounts was \$7,758. Write-offs from interest adjustments and fine statute limitations were taken in May.

Office manager report – Raven O’Riley

Five escrows are pending and four were completed in May. Requests for the clubhouse or BBQ area have increased considerably. Letters to those with balances under \$100 were sent on June 1.

Since residents have been asking about setting off fireworks within the community, Raven researched the topic on Island County’s website and included the rules with her report. County fireworks parameters for unincorporated areas will be published in the June newsletter.

Raven asked for review on the data gathered regarding bluff lot owners to ensure that all impacted properties were listed. She also asked when letters should be sent to those specific residents as promised when information about bluff risks was emailed to all community members.

Committee reports

Arch and Plat

Mary Beth reported on outstanding non-compliance issues. Legal counsel reported that assistance from the Island County Courthouse regarding the San Juan property has been delayed due to the attorney’s letter and check being misrouted by USPS. Mary Beth will continue to persistently follow up until the attorney takes remedial action to obtain County quit claim assistance on the trailer housed within the main building on the lot.

Facilities

Greg reported that most of Jerry’s time in May was preparing the pool for the season and coping with a surge in grounds maintenance as a result of intermittent spring rains and more frequent sunshine. The new pool filter continues to provide optimum circulation, and heavy pool use will no longer require a 48-hour closure to ensure that the water complies with County standards.

Roads and Bluffs

Jake is acknowledging receipt of all inquiries received from bluff lot owners as a result of the advisory email sent last month. A mailing to specific at-risk lot owners still needs to be sent.

Some lot owners have expressed the need for more information about how to prevent landslides, which is beyond what SHCC can provide. Jake will invite the geo-tech who performed the recent bluff assessment to give a community Q&A to interested community members. Information will also be compiled from the island conservation district and any other possible sources.

After discussion regarding how to better inform bluff lot owners of SHCC’s role as a facilitator and lot owner responsibility to employ measures to prevent landslides, the board agreed to help educate bluff lot owners about erosion abatement.

Jake continues to research a variety of fruit and ornamental trees to take the place of the willows. Planting will take place in the fall to avoid stress due to heat. Beth reiterated that the trees not be surrounding by unsightly fencing.

Jake is also still soliciting bids for Driftwood ditch repair.

Engage the Community

Tara requested in a recent email that each board member be available at 6 p.m. to help set up for the fireworks celebration on July 3.

Aesthetics

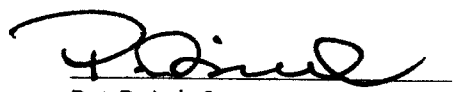
Beth is compiling a reference binder with sample colors, styles and materials from which to coordinate all future renovations to the clubhouse and other SHCC facilities. New flooring for the clubhouse will be the next project.

New business

Raven will email a copy of Scatchet Head Water District's emergency response plan to board members for discussion, as stated above under Community Input, at the next meeting.

With no further business remaining, Mary Beth adjourned meeting at 7:50 p.m.

Minutes are approved _____ as written or as amended.


Pat Baird, Secretary

8/6/2022
Date

