

March 9, 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 6:34 p.m. In attendance were board members Tara Long, Peter Sprinz, Pat Baird, Beth Itaya, Greg Gundel, Will Sperling and Rachel Martinez. Jake Mead joined by phone.

Approval of minutes from the last meeting – Mary Beth Schoeler

Peter moved and Tara seconded a motion to approve the minutes from the February 9, 2022 board meeting. Approval of the minutes as written was unanimous.

President remarks

Mary Beth thanked Pat for organizing neighborhood litter pickup. Scatchet Head Road was completed mid-February, and Swede Hill will be next as volunteer schedules and weather allow. Will requested that the beach between the stairs at the end of Driftwood Drive and Maple Point be included in clean-up efforts. He and Greg volunteered to remove a large piece of debris from that area as well.

Community input

No community members attended the meeting.

Treasurer report – Peter Sprinz

Peter summarized the February financials emailed to board members prior to the meeting. Year-to-date expenses met budget projections, with some uncollectable fees and interest charged in 2020-21 written off mainly due to statute of limitations and bankruptcy rulings.

Assessment income increased to 74 percent of membership, likely due to reminder letters regarding applicable interest and late fees sent to those who missed the January payment deadline. A March follow-up letter will be sent to those who did not make a second coupon payments, stating that the 2022 assessment plus late fees and interest charges are now due in full.

Discussion ensued regarding the reserve account, which is now at approximately 38 percent of the total needed to fund all capital asset maintenance and improvements, down from about 42 percent at the start of 2021. Several major repairs, some listed in the reserve study and others unexpected, were completed in 2021, many of which contributed to the current reduction in reserve funds.

Office manager report – Raven O’Riley

Three home purchases were completed last month, and two are pending. Raven has introduced new member orientation via e-conferencing to make it more convenient for new members who are not full-time residents of the community. Credit card payment of assessments continues to be popular.

The extended pool season has made it challenging to hire the necessary number of attendants since many of those interested must return to school before the pool closes.

Committee reports

Arch and Plat

Mary Beth advised that eight covenant violations remain open, and one new complaint needs investigation. Certified letters have been sent along with notice of the new fine schedule.

The office will be responsible for updating the violations summary as needed.

Facilities

Greg reported that leaks in the women’s pool restroom and clubhouse kitchen were repaired. Repair to a wall in the pool area was made, and the women’s pool restroom floor was resurfaced to prevent slips. Fire extinguishers were replaced throughout the clubhouse. Installation of the picnic area camera will be completed upon receipt of some parts.

Roads and Bluffs

Jake stated that ditch clean-up from the blackberry trimming is still in progress. Paving over the hole in front of the clubhouse created by the recent septic connection repair has been completed. Two bids have been requested for willow tree removal, after which Jake will prepare a scope of work and budget for new trees.

A letter soliciting input and participation from bluff property owners will be sent after review by Mary Beth.

Engage the Community

Tara announced a neighborhood walk along Driftwood Drive, scheduled for Saturday, April 9 from 11 a.m. to 2 p.m. The committee plans to provide bottled water and healthy snacks along with participant recognition.

The committee will also hold a *Plants for Mom* event on Saturday, May 7. Participants will decorate their pots and then plant seedlings donated by the SHCC Garden Club.

Documents

Rachel recognized Raven for her help in locating the correct version of 2002 bylaws, and comparison of documents is again underway.

Aesthetics

The committee did not have anything new to report.

Old business

Department of Fish and Game

Mary Beth left a message extending an invitation to the local representative of the department to attend the next board meeting regarding overharvesting and other concerns regarding Cultus Bay shellfish. She is awaiting a response.

San Juan property sale

Mary Beth has not yet received word from our attorney about the status of papers to be served to prompt the co-owner's heir to relinquish title to the trailer housed within the property's building. SHCC needs that action to finalize ownership of the San Juan property, otherwise a judgment will be needed to facilitate the transfer.

Pool management for 2022 season

A decision will be made to hire a pool manager soon after the application deadline of March 15. All parties involved in pool management, maintenance and recordkeeping will meet to discuss reorganization and delegation of duties performed by the new manager.

Installation of the new filter and pump, which will improve frequency of pool water circulation, is expected to be completed soon.

New business

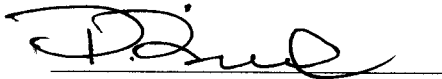
As a result of previous board discussions about replacing SHCC's current legal counsel, Mary Beth and Peter interviewed three law firms that represent HOAs on Whidbey Island: Condominium Law Group, Peryea Silver Taylor, and Sound Legal Partners. After review and discussion of interview responses, fee structures and other information summarized in detail by Peter, Pat moved and Rachel seconded that SHCC engage Sound Legal Partners as its new legal counsel. The motion passed unanimously.

Jake will replace the worn and defaced flags and their holders at the George Drive entrance. The wooden stands to the left and right of the entrance will be painted as well.

Adjournment

With no business remaining, Mary Beth adjourned the meeting at 7:36 p.m.

Minutes are approved as written or as amended.


Pat Baird, Secretary

4/13/2022
Date