

May 11, 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 6:30 p.m. In attendance were board members Tara Long, Peter Sprinz, Pat Baird, Beth Itaya, Greg Gundel, Jake Mead and Rachel Martinez. Will Sperling and Raven O’Riley were excused from the meeting.

Approval of minutes from the last meeting – Mary Beth Schoeler

Rachel moved and Peter seconded a motion to approve the minutes from the April 13, 2022 board meeting. Approval of the minutes as written was unanimous.

Community input

Jordan and Drea Boyer attended the meeting for informational purposes and shared news about house sales in the neighborhood.

President remarks/welcome

Mary Beth informed board members of Raven O’Riley’s resignation, the effective date of which be after Labor Day or later depending on when a replacement is hired. Mary Beth, Tara, Peter and Pat are updating the job description for the position before advertising for a replacement.

Treasurer report – Peter Sprinz

Expenses for the month of April were within budget, and remaining 2022 funds total approximately \$183,000. Ninety percent of 2022 assessments have been collected, and collections on delinquent accounts showed improvement. Those still owing 2022 assessments will be sent letters to remind them of accruing interest and fines on their accounts.

Mary Beth stated that the improved pool filter was fully installed this week, with the cost deducted from the reserve account split equally between 2021 and 2022. Three more 2022 reserve fund projects are planned, and costs for those will also be funded out of the reserve fund this year.

Office manager report – Tara Long for Raven O’Riley

Two escrows are pending and five were completed earlier in May. Two pool attendants have been hired. Two additional attendant applicants will undergo first aid and CPR training plus pool orientation before starting work, but we may still need to hire more attendants.

Clubhouse and barbeque reservations have increased, and Raven is reminding hosts to ensure they have their new key cards, display their 2022 parking permits, and request yellow parking passes for their guests.

Committee reports

Arch and Plat

Mary Beth reported progress with outstanding non-compliance issues. Legal counsel that has been handling the San Juan property acquisition has been unresponsive, so Sound Legal Partners has been hired to take over that process.

Facilities

Greg reported that the new pool filter doubles the number of cycles to four per 24-hour period.

Wall tile in the pool bathroom anteroom has been replaced due to potential water damage to and mold growth along the lower wall areas. Tile on hand was used for the project since the repair needed to be completed before the pool opened. Most of time over the last few weeks has been spent readying the pool for the 2022 season.

Greg also reported that all cameras are now operational, which has greatly enhanced facilities security.

Roads and Bluffs

Jake announced that much of the willow rounds are still available to residents. Another announcement will be placed in the May newsletter.

The bluff advisory letter mailing needs help from the office to identify which residents are most at risk from slope erosion and potential slides. All community members will also receive a copy of the letter to ensure that everyone is officially informed about what steps SHCC is taking to help assist bluff residents in erosion abatement.

Plans to plant new trees to replace the willows at the corner of George and Driftwood Drives were discussed. Pest and deer control as well as tree maintenance were also discussed. Jake will research and report back to the board with suggested varieties and costs of bare root stock for planting in the fall (which will conserve water as well as prevent potential heat stress over the summer). Any other ideas from board members about the trees should be emailed to Jake.

Jake is also soliciting bids for Driftwood ditch repair.

Documents

Identifying the order in which SHCC articles of incorporation and bylaws were rewritten and/or recorded continues to be difficult. Rachel and Mary Beth will continue to meet to find a way to move forward on this confusing project.

Engage the Community

Tara requested that each board member commit to helping with specific tasks related to the July 3 celebration. Setup starts at about 5:30 p.m. for the 7 p.m. barbeque. Help is particularly needed with parking. Greg volunteered to help with the purchase of food and beverage, and Beth will be on hand with sparklers and children's games at around 9 p.m. Fireworks will commence at approximately 10:30 p.m. Other activities and a welcome banner were discussed.

Aesthetics

Beth requested that the committee be advised of any improvements made to the clubhouse before installation.

Old business

2023 budget

Peter called for a vote to approve the proposed budget for the 2023 fiscal year. Income from a 3 percent increase of the year 2023 assessment will be used to replenish SHCC's maintenance and capital improvement reserve fund. The current 2022 reserve balance is 39 percent of the total estimated to cover all projects over the five-year report schedule. The balance at the beginning of the 2021 fiscal year was at nearly 43 percent, and those funds were greatly reduced by costly and unanticipated repairs toward the end of the year.

Jake moved and Peter seconded that the proposed budget for fiscal year 2023 be approved. The vote carried unanimously, and Peter's efforts in developing the budget were commended.

Members will receive notice of the increased 2023 assessment with the July mailing of board member election ballots and waiver of the 2022 accounting audit forms.

Protecting Cultus Bay

Ways to address the input offered by an officer of the Department of Fish and Wildlife as well as community member at the April 13 meeting were discussed. The previously proposed SHCC brochure will be replaced by sandwich signs at Cultus Bay access points with information regarding toxicity levels, harvest limits, licensing, display of current parking tags, etc. Mary Beth will work with Jerry to build the signs. Current toxicity levels will be mentioned in the May newsletter with a link to the health department website so residents can check throughout the season.

Pool and clubhouse schedule for 2022 season

As mentioned in the office manager's report, additional attendants still need to be trained and, possibly, hired. A pool management group, comprised of Peter, Mary Beth, Kristin and Jerry will meet next week to organize next steps.

New business

Clubhouse hours

The clubhouse will be opened at 8:30 a.m. to allow swimmers time to shower before entering the pool at 9 a.m. Temporary access to the port-a-potty was provided due to COVID-19 clubhouse restrictions.

Executive Session

The board continued the meeting in executive session.

Adjournment

With no business remaining, Mary Beth adjourned the meeting at 8 p.m.

Minutes are approved _____ as written or as amended.



Pat Baird, Secretary

05/11/2022
Date