

## Scatchet Head Community Club Board of Trustees

### Meeting Minutes

08/14/2024

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

#### **Attendance:**

##### *Board Members in attendance:*

Kristin Bennett, Lilya Rorabeck, Tara Long, Andy O'Donald, Jake Mead, Sandra Anderson, Cynthia Butler

##### *Excused:*

Fred Anderson

#### **Staff:**

Maria Reyes, John Eaton

#### **Community Members:**

Rochelle Whelan, Sherry Zoars, Rick & Loretta Collar, Jordon & Drea Boyer, Katherine Peterson, Curtis Price, Don Bowman, Scott & Kim Wiklof, Derek Olson, Mark Gmerek, Rachel Martinez-Wright

#### **Approval of Meeting Minutes:**

There is a delay in generating the July 10<sup>th</sup> Meeting minutes due to computer issues.

Tara moved, Andy seconded, and all were in favor of a favor motion to review and approve the minutes via e-mail once they become available.

#### **Community Input:**

President Jake Mead welcomed community members and asked them if they had any input/remarks.

Rochelle Whelan stated that she enjoys using the tennis courts.

Sherry Zoars asked if there are funds available for a repeater for the emergency response radios; needed to boost signal so folks can hear radio. The Emergency Planning Committee does have a small budget, the committee chair will have to look into this. Sherry also asked if there are plans for an AED to be added to a third location in the Lopez/Hawaii area. Maria stated that this is something she and the EP Committee chair are looking into.

Rick & Loretta Collar asked why the board had the blackberries cut right before the berries were ripe and mentioned that they noted additional clean up of debris needed to be done.

Andy (roads and Bluffs Committee chair) commented stating that agreement that additional clean up needed to be done and that contact has been made with the contractor to complete this. The board

acknowledged that it was unfortunate timing due to the blackberries, however the work was long overdue and once a contractor became available to do the job it was scheduled immediately. Effort will be made to have future work performed in spring so as to avoid this in the future.

Drea Boyer asked if something could be put in the newsletter reminding folks to clean up any leftover trash left behind from 4<sup>th</sup> of July Celebrations.

#### **Treasurer Report: (Fred Anderson)**

Fred was not in attendance; the report was presented by Maria.

\$208,596.60 Operations funds

\$292,441.28 Reserve Funds

\$124,544.82 Budget remaining

As expected, there are a higher number than usual of lots that have not yet paid their assessments for 2023. This may necessitate taking some monies out of the operating CD to help cover costs.

#### **Office Manager Report: (Maria Reyes)**

##### 1) General Office items of Note:

- a. Continue to work with Newman for the 2023 Review
- b. Continue to work with John to identify needs/projects
- c. Playground equipment information being gathered from vendors
- d. Planters-
  - i. We had a donation of some flowers but still need to schedule a work party

##### 2) Pool

- a. Pool attendants are doing well, and we have good attendance at pool
- b. Swim lessons going gang busters!
- c. DOH Inspection went very well—no citations! Lots of praise

##### 3) Reservation System

- i. August was very busy, September only has a few events
- ii. We've had several large events, and they went well
  1. May need to consider a few additions to the reservation form for a large event, i.e. event insurance, port a pot expectations

##### 4) Escrows

- a. 4 properties in Pending Escrow

- b. 1 Escrow closures processed
      - i. 1-member onboardings completed
- 5) Liens
  - a. 0 Liens issued in June, working with treasurer on collections
- 6) Covenant Violations
  - a. 1 received in July
- 7) Building Applications
  - a. 0 Application received
  - b. We have several from last year that need to see if completed
- 8) Scanning & Mapping
  - a. Works in progress
- 9) Community Input
  - a. Blackberry removal had multiple complaints for timing of cut
  - b. The septic repair on Driftwood is a concern to those across from it
- 10) Websites/ Social Media
  - a. Website Usage
    - i. 397 (-4%) Unique visits for the previous month
    - ii. 964 (-6%) Page View w/ 2.3 pages per unique visit
  - b. Facebook page Usage
    - i. 287 (+10) Followers (Main) / 117 (+3) (Pool Page)
    - ii. 1.5K (-29%) people reached / 396 (-59%) (Pool page)
    - iii. 808 (+155%) Engagement / 525 (+280%) (Pool page)
  - c. NextDoor
    - i. Nothing to report

**Roads & Bluffs Report: (Andy O'Donald)**

Blackberry trimming was completed Aug 9-11th.

Water district is currently re-evaluating their plans for pipes and drilling due to bids above their current loan amounts. This could impact the directional drilling under George Drive. Will keep the board posted as the situation develops.

Leak on Driftwood: The sewer district on Driftwood is taking ownership for the poor repair that has resulted in continuous leaking on Driftwood.

**Facilities:**

Concrete patio looking good, post setting on Friday, need volunteers for glass

**Arch & Plats:**

No violations

**Aesthetics:**

Noting new, glass panels / patio project

**Engage the Community:**

Patio Party planning underway to happen once patio project is complete

**Pool Committee Report:**

Nothing to update – pool is being used and going well, swim lessons are popular

Pool closure is open ended – possibly go into October (1<sup>st</sup> two weeks) depending on weather

**Old Business:**

None

**New Business:**

**Driftwood Drive Road patch / Septic Work**

Don Bowman with the Scatchet Head Sewer District spoke on the Driftwood Drive issue.

He gave some background on the sewer district:

Became a public utility approx. 3 years ago with 3 elected officials

Don addressed in detail the patch done to Driftwood drive that was necessary after some repair work was done in March by their contractor, Blackwater Solutions.

Some key points from Don:

- 1. The ongoing outflow of water remains a concern. Determining the source of the water is clearly important to identify and then resolve. Getting a permanent patch/seal on top of the temporary patch is also very important.*
- 2. I have purchased a 4 pack test kit to check for Fecal matter, but it requires a clean catch of fluids and not liquid that's been laying out in the sun. The kits require about 6-8 oz of liquid and a controlled environment of 48 hours to determine any contamination.*
- 3. I have also been vigorously pursuing to hire an asphalt contractor to put a permanent seal on top of the existing temporary patch. In spite of numerous attempts, I have not received any return phone calls. With all of the summer construction work, I'm afraid we may not be able to secure a contractor until sometime very late summer or early autumn. BUT.....Even though I suspect that*



putting a permanent patch on top would in effect "seal the leak" I believe we (SHSD and SHCC) would owe it to our members to verify the water source and especially if it is indeed due to the result of a broken septic transport pipe, water pipe or the pipe transporting creek water. Again, as per our prior email, the dig site was about 10,000 cubic feet, which even filled with gravel, sand and dirt would require a lot of flushing to fill it up.

4. Sewage effluent has a very nasty and obvious smell. Please note that the water coming out of the dig site, does not smell, at least per people who have a far more sensitive sense of smell than I do. Perhaps the existing water might begin to smell as the water heats up in the sun, but whenever we've had "fresh" water show up it does not smell. Hence the need for verifying if it does contain effluent and is not coming from another source.

5. Our Septic Contractor, Black Water Solutions, has been kept abreast of our efforts and remains committed to repairing the problem if it is determined that the leakage is due any breakage in our transport pipes.

#### Election of Officers and write in Candidate:

Write in Board Member candidate, Curtis Price (received the most write in votes out of those that expressed interest) was present. Andy made a motion to nominate Curtis Price to the vacant position on the board, Lilya seconded, all in favor

#### Election of Executive Board Positions:

Tara moved to nominate Jake as President, Andy seconded, all in favor

Tara moved to nominate Lilya for Vice President, Jake seconded, all in favor

Jake moved to nominate Fred for Treasurer, Kirstin seconded, all in favor

Jake nominated Tara for Secretary, Lilya seconded, all in favor

#### Committees:

Pool: Kristin & Sandra

Engage the community: Cynthia

Arch & Plat: Jake & Sandra

Facilities: Jake & Lilya

ERP: Curtis Price

Aesthetics: Lilya & Tara

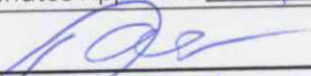
R&B :Andy

Adjournment of regular meeting, at 7:32PM

No executive session

~~Board then went into Executive Session~~

Minutes Approved 9/11/24 As Written. \_\_\_\_\_ As approved



Date: 9/11/24

Tam Long  
SHCC Board Secretary