

# Scatchet Head Community Club Board of Trustees

## Meeting Minutes

10/09/2024

Meeting was called to order at 6:34PM by Lilya Roroback, Vice President

### Attendance:

#### *Board Members in attendance:*

Kristin Bennett, Tara Long, Sandra Anderson, Cynthia Butler, Fred Anderson, Curtis Price, Andy O'Donald, Lilya Roroback

### Staff:

Maria Reyes, John Eaton

### Community Members:

Jordon & Alexandria Boyer, Katherine Peterson, Rachel Wright Martinez, Jaci Mach

### Approval of Meeting Minutes:

September 11<sup>th</sup> 2024, Curtis moved to approve as presented, Kirstin seconded, all in favor.

### Community Input:

Lilya welcomed community members and asked them if they had any input/remarks. Rachel asked about ditch work, to be addressed in Roads and Bluffs Reports. Rachel asked about patio project, Lilya reported that the project is underway; some of the panels are warped and the vendor is working on this. Rachel also asked about pool repairs. Still waiting for contractors, working with insurance adjusters. A Certified abatement professional is needed due to history of asbestos.

### Treasurer Report: (Fred Anderson)

Review of financial summary:

96% lots paid

Total cash on hand: \$436,449.01

Budget remaining: \$45,543.85 left for 2024, projected to be approx. over budget by \$15,000.00

### Office Manager Report: (Maria Reyes)

#### Report October 9, 2024

- 1) General Office items of Note:
  - a. Newman is still working on the audit and says will be done soon.
  - b. Taxes were completed and will be filed before our extension due date.
  - c. Working with insurance and contractors to get repairs done at pool
  - d. Business license renewed for 2025
  - e. State Annual Report filed but will need amended

- f. Banking signature card change in process
- 2) Pool
  - a. Pool has been closed for season
  - b. See facility report for update on Pool repairs from accident
- 3) Reservation System
  - 1. Slowed way down
  - 2. New knitting group on Wednesdays
- 4) Escrows
  - a. 2 properties in Pending Escrow
  - b. 5 Escrow closures processed
    - i. 6 member onboardings completed
- 5) Liens
  - a. 5 Liens to be issued in October
- 6) Covenant Violations
  - a. 0 received in September
- 7) Building Applications
  - a. 0 Application received
- 8) Scanning & Mapping
  - a. Works in progress
- 9) Community Input
  - a. Community happy we allowed showers and water fill up at the clubhouse

**Committee Reports:**

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

Holes on George drive patched for the winter - Thank you John!

New patch on Driftwood, over the sewage break, courtesy of Don Bowman and Dominic with Anania Trucking & Excavating. Learned from Dominic that he purchased Island Asphalt from Curt Gordon this summer.

Spoke with Dominic for a quote on the ditch work, removing the blackberry remains, and applying a grass seed to the hill to help retain the hill. Discussion about funds available for this type of reserve project.

Water District project: Good news is that the Water District is kicking off construction very soon, with a preliminary meeting on Friday. George drive directional drilling survived the cuts. There is not a specific date the directional drilling but knowing that the project should be complete by mid-summer 2025 means we can plan accordingly for George drive paving.

**Facilities: (Lilya Roraback)**

Tracking spreadsheet provided, Lilya needs to get up to speed, will have a report by next meeting

**Arch & Plats: (Sandra Anderson)**

Report on some open covenant violations, discussion ensued.

There is an open case regarding blackberries encroaching on a neighbor's property - there is nothing in the covenants regarding blackberries.

**Aesthetics: (Lilya Roraback & Tara Long)**

No report

**Engage the Community: (Cynthia Butler)**

Halloween Street Party happening 10-31-2024 on Orange Street. Movie, fire pit, chicken toss. 5-6 PM

We had 6 Community members attend the first planning meeting September 24th

Maria and I have prepared a county permit application for road closure. It is a no cost permit.

Putting together a schedule for 2025 events

Suggestion for name tags for board member.

**Emergency Preparedness Committee (Curtis Price)**

Reminder that the Great American Shake out a week from Thursday

Sunday November 3<sup>rd</sup>, time change, event at 1pm

Water commissioner available and radio net

Stop the bleed training March 9<sup>th</sup>

**Pool Committee: (Kristin Bennet & Sandra Anderson)**

Pool is closed for the season.

Committee needs to meet to start planning for opening the pool in the spring

**Old Business:**

QuickBooks update: Fred and Maria met and are working on this, will meet with Karma

Bylaws update - Fred & Tara working on project for needed updates

Leak at end of Driftwood, work is done, and road is sealed as of 10-9-24

**New Business:**

Motion to approve a budget of \$14,800.00 to the necessary ditch work and pipe inspection along Driftwood drive as well as obtain a 2nd quote within 10 days with a target end date of November 30<sup>th</sup> 2024

Discussion to amend motion increase to \$15,000.00

Vote on amendment, all on favor

Vote on original motion, all in favor, motion passes

Need to fill vacated board position and elect new president, board to reach out to previous write in candidates to see if any interest


Water issues: board to provide emergency water in times of boil orders, etc., open clubhouse for showers.

Water Commissioner was present and let the board know that in future anytime there is a leak, a boil water notice will be issued.

**Adjournment of regular meeting, at 8:06PM**

Fred moved to have a closed meeting, Curtis seconded, all in favor, closed board meeting commenced

Minutes Approved  As Written.  As approved



Date: 11/13/2024

SHCC Board Secretary