

Clearwood Community Association
Regular Meeting of the Board of Directors
January 18, 2020 at 9:00am at the Clearwood Office
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

DRAFT AGENDA

1. Meeting Called to Order

- a. **Roll Call:** Malinda Poirier, President (MP); Brian Gerrish, Vice President (BG); Emily Martin, Secretary (EM); Deborah Baker, Treasurer (DB); Lonny Bays, Director (LB); Alexa Burns, Director (AB), Aaron Lang, Ex-Officio Director (AL)

2. Introductions

3. Welcome and Opening Comments

4. Approval of Agenda

5. Approval of Consent Agenda

- a. Approve the following Board Meeting Minutes:
- i. November 9, 2019 Meeting Minutes
 - ii. November 13, 2019 and reconvened November 18, 2019 Meeting Minutes
 - iii. December 18, 2019 Meeting Minutes
 - iv. January 2, 2020 Meeting Minutes
- b. Approve the following Committee Meeting Minutes:
- i. Violations Committee-November 7, 2019
 - ii. Violations Committee-November 21, 2019
 - iii. Violations Committee-December 19, 2019
 - iv. Community Property Committee-November 14, 2019
 - v. Community Property Committee-December 12, 2019
 - vi. Roads & Water Committee-July 15, 2019
 - vii. Finance/Roads & Water Committee-October 14, 2019
 - viii. Finance/Roads & Water Committee-November 26, 2019
 - ix. Finance/Roads & Water Committee-December 9, 2019
 - x. Member Activities Committee-December 10, 2019
- c. Approve the Seating of the Following Committee Members to the Member Activities Committee:
- i. Jan Dorweiler
 - ii. Carol McLaughlin
- d. Ratify the unanimous Board Poll 20200102 to Approve OBee Yelm Branch as Clearwood Community Association's local banking partner for local deposit and credit card needs and this authorizes Jennifer Spidle per Financial Resolution 2019-08-14 to be the primary company banking administrator and approves the corporate credit card borrowing resolution dated December 18, 2019 and the signers shall be set forth as approved at the December 18, 2019 Board Meeting as Emily Martin, Malinda Poirier and Deborah Baker.

6. Member Agenda Questions

7. Old Business

- a. Financial Resolution 2019-12-01: A Resolution Ratifying the Transfer of Association Funds
- b. Violations Committee
- i. Clearwood Community Compliance Program Policy Review and Board Approval
 - ii. Removing Fines on CW Lots 08/90,08/91 and 08/92
- c. Board Review and Approval of July 3, 2019 Clearwood Community Water Service Plan
- i. Confirmation of Membership Advertisement
 - ii. Board Review
 - iii. Member Comments
 - iv. Board Approval

8. New Business

- a. Well 5
- i. Update on Release of Funds
 - ii. 72-hr Pump Test
 - iii. NWWS PM Contract

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- b. Community Property Committee
 - i. High School Volunteers
 - ii. Storage Facility for CPC equipment
- c. Finance Committee
 - i. Front Gate Median Underbrush
 - ii. Speed Solution for Clear Lake Blvd
 - iii. Adopt Promissory Note Commitment
 - iv. Approve General Reserves Capital Request Memo for Playground Boarder Repairs
 - v. Adopt Bank Reconciliation & Independent Review Process
 - vi. Approve Water Reserves Capital Request Memo for Well 2 Pump Repair
- d. Key Bank Safety Deposit Box
- e. Affirmation of Delegation from Board to General Manager to Hold Association Hire/Termination Authority
- f. Approve Updated Bylaws Approved by the Membership at the 12/14 Special Board Meeting
- g. Board Liaison Policy

9. Member Open Forum

10. Adjourn