

Clearwood Community Association
Regular Meeting of the Board of Directors
July 23, 2022 at 9:00 am via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

AGENDA

1. **Meeting Called to Order –**
2. **Welcome and Opening Comments –**
3. **Roll Call**
 - a. **Directors:** Richard Houghton, (President) (RH); Walter White, Vice President (WW); Alexa Burns (Secretary) (AB), Tim Kramer (Treasurer) (TK); Sabrina Soriero, (Director) (SS); Tyler Marketon, (Director) (TM); Deborah Baker, (Director) (DB); Malinda Poirier (Ex Officio Member) (MP)
 - b. **Staff:**
 - c. **Guests:**
4. **Introductions**
5. **Approval of Agenda –**
6. **Member Questions and Comments on Agenda Items –**
7. **Approval of Consent Agenda –**
 - a. Minutes of June 25, 2022, Board Meeting
 - b. Minutes of July 18, 2022, Finance Committee Meeting
 - c. Minutes of June 20, 2022, Finance Committee Meeting
 - d. Minutes of June 27, 2022, MAC Meeting
 - e. Minutes of June 13, 2022, MAC Meeting
 - f. Minutes of May 27, 2022, Violations Committee
 - g. ACC Open Permits as of July 20, 2022
8. **General Manager’s Report -**
9. **Owner’s Representative Report –**
10. **Accounting Manager’s Report –**
11. **Business**
 - a. 2022 Unaudited Financial Report through June 30, 2022 –
 - b. June 2022 Reserve Reconciliation Report –
 - c. Transfer Resolution 2022 07 01 –
 - d. 2023 Budget Proposal –
 - e. Capital Request: Pool Heaters –
 - f. Capital Request: Boat Motor –
 - g. Capital Request: Roads and Water -
 - h. Election/AGM 2022
 - i. Contracting for some of the communications (website “buttons”)
 - i. Scheduling Budget Town Hall –
 - i. Notifying membership
 - ii. Format to be used
 - j. Pool
 - i. Limiting ages of unaccompanied children
 - ii. Limiting number of guests per resident
 - iii. Requiring the host be present when guests are at the pool
 - iv. Pool check-in system
 - k. Open Board Positions -
 - l. Board Resolutions for 2022 –
 - m. Members using Board of Directors email instead of Info@clearwood.org
 - n. Ongoing accidents on Bald Hill Road between front/back gates
 - o. Committee Reports
 - i. Elections Committee
 - i. Member Activities Committee (MAC) –

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- ii. Community Property Committee (CPC) –
- iii. Violations Committee –
- iv. ACC –
- p. Communication to Residents
 - i. Orientation for new residents -
 - ii. Publicizing the costs of vandalism -
 - iii. Communicating with residents about speed limits -
- 12. Member Open Forum –**
- 13. Executive Session – Legal Issues –**
- 14. Reconvene General Session –**
- 15. Motions Resulting from Executive Session -**
- 16. Adjourn –**

- 17. Future Agenda Items**
 - a. Contingency Account
 - b. Use of grazing animals to clear brush
 - c. Discussion on best use of boat yard
 - d. Signs warning of pedestrian traffic

- 18. GM Action Items**

- 19. Board Action Items**
 - a. RP, RH and AB finalize the process for the Volunteer Spotlight
 - b. RH design sign for sharing road with pedestrians
 - c. RH, AB and RP to explore using grazing animals to clear brush

Next Regular Board Meeting: August 27, 2022, at 9:00 am