

AGENDA

We are not posting the Zoom recording because we were experiencing some technical difficulties and offer a summary here in the Minutes.

1. **Meeting Called to Order** – 7:03 pm
2. **Welcome and Opening Comments** – This meeting is being video- and audio- recorded. The agenda can be found on the website. Members will have an opportunity to ask questions after each resolution is presented. If you have a question or comment, raise your virtual hand, to keep the meeting as orderly as possible.
3. **Roll Call**
 - a. **Directors Present:** Richard Houghton, (President) (RH); Alexa Burns (Secretary) (AB), Sabrina Soriero, (Director) (SS); Phillip Holzinger, (Director) (DB); Christian Gates (Director) (CG)
Absent: Walter White, Vice President (WW); Tim Kramer (Treasurer) (TK)
 - b. **Staff:** Mitch Waterman, Owner’s Representative
 - c. **Guests:** 57tlCrowell, Gary LaGuire, Kelly Burningham, Mariel Lindblad, Eileen Krembs
4. **Introductions** – Roll was taken, and guests were acknowledged.
5. **Discussion of Proposed Resolutions** – Each owner will have the opportunity to ask questions and make comments regarding each of the proposed resolutions.
 - a. 2023-09-01 – A Resolution to Ratify the 2024 Budget – No questions from members present. The budget Town Hall presentation can be found on the Clearwood website at www.clearwood-yelm.com. It offers a complete explanation of the proposed 2024 budget.
 - b. 2023-09-02 – A Resolution to Comply with the RCW 64.38.045 Annual Audit – The RCW says that an annual audit may be waived if two-thirds of the members agree to it. The Board thinks it’s prudent not to waive an audit for 2023.
 - c. 2023-09-03 – A Resolution to Approve the 2022 Annual General Membership Meeting Minutes. The Minutes have been on the website since last year. They are reprinted in the Voter’s Pamphlet. This is the last opportunity to make corrections or changes.
6. **Introduction of Candidates for the Board of Directors** (3 to 5 minutes each)
 - a. Kelly Burningham – has lived in Clearwood for 9 years, loves it here. After 35 plus years working in property management managing HOAs and condos, he retired to Clearwood. He has now decided to start participating with whatever he can do. He has been “on other side of the desk”, attending Board meetings as property manager, not board member. He is aware of the RCW’s and how things work. Q from Alexa: Do you have any areas of special interest, such as finance, facilities, etc.? A from Kelly: He prefers to be member at large to begin with.
 - b. Alexa Burns – Current board member for just over 3 years, filled out vacant position then ran for the Board and was selected to be Secretary. This has included some operational activities, which are now being passed to the General Manager. She will no longer be producing the newsletter and maintaining website – a staff person is taking over. Her focus as Secretary will be taking minutes and tracking other duties as outlined in the bylaws. She is currently on the Finance Committee and Member Activities Committee and has been on the Elections Committee. Her special interest now is to help new residents get on board and feel comfortable in the community. Her main focus is to make this a stronger organization and a fun place to be. We have come a long way: the Budget makes sense and is based on data, several major projects have been completed and others are under way.

Clearwood Community Association
Resolutions and Candidates Town Hall
October 12, 2023 at 7:00 pm via Zoom
21603 N. Clear Lake Blvd SE, Yelm, WA 98597

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- c. Richard Houghton – He and his wife Sandy have lived here since Nov 2019. He has been a member of the Board since 2020, when he was selected to fill a vacancy. He then ran for the office and was elected and selected as Vice President. He is currently running for his 2nd term, and then, according to the bylaws, must take at least a year off. He is a semi-retired educator, who coaches Track and Field at Yelm HS. He also referees middle school and high school basketball. His goals are to improve infrastructure and amenities, and he believes we are on the right path now. The Board Just completed a strategic planning meeting. Some future plans include replacing the office septic system, which has failed, replacing the office building, which is way beyond its life span, and possibly reconfiguring front gate area to relieve congestion, as part of the office plan.

12. Adjourn – 7:25 pm