

Clearwood Community Association
Regular Meeting of the Board of Directors
May 18, 2024 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**
 - Directors:** Walter White, Vice President (Presiding) (WW); Alexa Burns, Secretary (AB), Phillip Holzinger, Director (PH); Christian Gates, Director (CG); Kelly Burningham, Director (KB); Tim Kramer, Treasurer (TK); Richard Houghton, President (RH)
 - Staff:** Racheal Paige, General Manager (RP); Jennifer Spidle, Accounting Manager (JS); Mitch Waterman, Owner’s Representative (MW)
 - Guests:**
- 4. Introductions –**
- 5. Approval of Agenda –**
- 6. Member Questions and Comments on Agenda Items –**
- 7. Approval of Consent Agenda –**
 - a. Minutes of April 27, 2024, Regular Board Meeting
 - b. Minutes of April 15, 2024, Finance Committee Meeting
 - c. Minutes of April 22, 2024, Member Activities Committee Meeting
 - d. Minutes of April 26, 2024, Violations Committee Meeting
 - e. ACC log as of
- 8. General Manager’s Report –**
- 9. Owner’s Representative Report –**
- 10. Accounting Manager’s Report –**
- 11. Board Business:**
 - a. Financial Reports –2024 04 Internal Financial Statement
 - i. 2024 04 Reserve Reconciliation
 - ii. 2024 0501 Transfer Resolution Ratification for April Activity
 - iii. 2024 0502 Transfer Resolution Ratification for FDIC Requirement
 - iv. 2024 0503 Transfer Resolution Ratification for Rognlin’s Invoice Payment
 - b. 2025 Budget Assumptions
 - c. Auditor Contract
 - d. KPFF Roads and Water Memo Adoption
 - e. Skatepark Preliminary Engineering Report
 - f. Approval of Community Plan
 - g. Capital Request - Change Order for Roads Striping
 - h. Capital Request - Increase Road Contingency for N. Clear Lake Blvd
 - i. 2 Valves
 - i. Resolution Rules & Regulations - Update for Renters
 - j. Resolution to change election signage Bylaw
 - k. Real Estate Affidavit – Basin View
 - l. Communication to Residents –
 - m. Committee Reports
 - i. MAC – AB:
 - ii. ACC – KB:
 - iii. Finance – PH:
 - iv. Violations – KB:
- 12. Member Open Forum –**
- 13. Executive Session –**
- 14. Motions Resulting from Executive Session**

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15. Adjourn –

Next Regular Board Meeting:

June 22, 2024, at 9:00 am via Zoom.

Future Agenda Items:

1. Budget Item - Review of Reserves as they relate to upcoming proposed projects.
2. Budget Item – Operations
3. Investment Strategy
4. Draft of Video Surveillance Policy
5. Draft Resolution to Remove Roads and Water Committees from the Bylaws
6. Financing for Community Center and Skate Park.