

Clearwood Community Association
Regular Meeting of the Board of Directors
October 26, 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:** Richard Houghton, President (RH); Walter White, Vice President (WW); Alexa Burns, Secretary (AB); Tim Kramer, Treasurer (TK); Phillip Holzinger, Director (PH); Kelly Burningham, Director (KB); Christian Gates, Director (CG)
 - Absent:**
 - 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 September 21, 2024, Regular Board Meeting
 - b. Minutes of September 16, 2024, Finance Committee Meeting
 - c. Minutes of September 23, 2024, Member Activities Committee Meeting
 - d. Minutes of August 9, 2024, Violations Committee Meeting
 - e. Minutes of September 11, 2024, Violations Committee Meeting
 - f. Minutes of September 27, 2024, Violations Committee Meeting
 - g. ACC log as of October 16, 2024
- 8. General Manager’s Report –**
- 9. Owner’s Representative Report –**
- 10. Accounting Manager’s Report –**
- 11. Board Business:**
 - a. Financial Reports –
 - i. 2024 0930 Internal Financial Statement for September
 - i. 2024 0930 Reserve Reconciliation for September
 - ii. Transfer Resolution 2024 1001
 - b. 2025 Roads Design Funding Request
 - c. Open Board Seat -
 - d. Communication to Residents –
 - e. Committee Reports
 - i. MAC – RH –
 - ii. ACC –KB –
 - iii. Finance – PH –
 - iv. Violations – KB –
- 12. Member Open Forum –**
- 13. Executive Session –**
- 14. Resume General Session –**
- 15. Motions Resulting from Executive Session –**
- 16. Adjourn –**

Next Regular Board Meeting:

November 23, 2024, at 9:00 am via Zoom.

Future Agenda Items:

1. Draft of Video Surveillance Policy

The reference materials used at this Board meeting are available to be transmitted digitally at no charge. There will be a cost associated with a print copy. Please complete a Request to Inspect Association Records form available in the office or at <http://www.clearwood-yelm.com/documents-and-forms/>

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2. Investment strategies