

Clearwood Community Association
Regular Meeting of the Board of Directors
January 25, 2025, 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); Christian Gates, Vice President (CG); Alexa Burns, Secretary (AB); Walter White, Treasurer (WW); Phillip Holzinger, Director (PH); Kelly Burningham, Director (KB)

Staff

Guests

4. Introductions

5. Approval of Agenda

6. Member Questions and Comments on Agenda Items

7. Approval of Consent Agenda

- a. Minutes of November 23, 2024, Regular Board Meeting
- b. Minutes of November 18, 2024, Finance Committee Meeting
- c. Minutes of November 22, 2024, Violations Committee Meeting
- d. Minutes of December 13, 2024, Violations Committee Meeting

8. General Manager's Report

9. Accounting Manager's Report

10. Board Business:

- a. Financial Reports
 - i. 2024 1130 Internal Financial Statement for November
 - i. 2024 1130 Reserve Reconciliation for November
- b. Emergency Capital Request for 2025
- c. Capital Request for Longmire Mailboxes
- d. Flock Safety Cameras
- e. New Building
- f. Interviews for Open Board Seat
- g. Annual Committee Business
 - i. Appointing Committee Chairs
 - ii. Background Checks
- h. Board Meeting Schedule for 2025
- i. Communication to Residents
- j. Committee Reports
 - i. Member Activities Committee
 - ii. Architectural Control Committee
 - iii. Finance Committee
 - iv. Violations Committee

11. Member Open Forum

12. Executive Session

13. Resume General Session

14. Motions Resulting from Executive Session

15. Adjourn

Next Regular Board Meeting:

Saturday, February 22, at 9:00 am, via Zoom.

Future Agenda Items:

1. Draft of Video Surveillance Policy
2. Investment strategies

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/>