

Clearwood Community Association
Regular Meeting of the Board of Directors
July 26, 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); Carly Marshall, Director (CM)
 - Staff:** Racheal Paige, General Manager (RP); Jennifer Spidle, Accounting Manager
 - Guests:**
- 4. Introductions –**
- 5. Approval of Agenda –**
- 6. Member Questions and Comments on Agenda Items –**
- 7. Approval of Consent Agenda –**
 - a. Minutes of June 28, 2025, Regular Board Meeting
 - b. Minutes of June 16, 2025, Finance Committee Meeting
 - c. Minutes of June 9, 2025, Member Activities Committee Meeting
 - d. Permits issued as of July 24, 2025
- 8. General Manager’s Report –**
- 9. Accounting Manager’s Report –**
- 10. Board Business:**
 - b. Financial Reports –
 - i. 2025 0630 Internal Financial Statement for June 2025
 - ii. 2025 0630 Cash Reserve Reconciliation for June 2025
 - iii. 2025 0701 Transfer Resolution for FDIC compliance
 - iv. 2025 0702 Transfer Resolution at Obee
 - c. Capital Request for New Pool Pump -
 - d. Budget Development Calendar –
 - e. Approval of Resolutions for a vote at the Annual General Meeting –
 - i. A Resolution to Ratify the 2026 Budget
 - ii. A Resolution to Comply with RCW 64.38.045 the Annual Audit
 - f. R&R proposed by member regarding noise -
 - g. Pool Rules for Jacuzzi –
 - h. Fines for Lake Speeding -
 - i. Parking or \$21,900 Overtime Budget -
 - j. Scheduling Budget Town Hall -
 - k. Communication to Residents –
 - l. Committee Reports.
 - i. MAC – CM:
 - ii. ACC – KB:
 - iii. Finance – WW:
 - m. Violations – WW:
- 11. Member Open Forum –**
- 12. Executive Session –**

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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- a. Appeal – Lara, 03/115
- b. Appeal – Hopper, Driving over meadow in overweight vehicle
- c. Appeal – Anderson – 18635 Southwood Court

13. Adjourn –

Next Regular Board Meeting: Saturday, August 23, at 9:00 am, via Zoom.

Future Agenda Items:

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