Clearwood Community Association

Regular Meeting of the Board of Directors
November 21, 2026, 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: Christian Gates, President (CG); Phil Holzinger, Vice President (PH); Water White, Treasurer (WW); Kelly Burningham, Director (KB); Sarah Eden, Director (SE); Sabrina Soriero, Director (SS); Jason Lane, Director (JL)
   Staff: Jennifer Heiner (formerly Spidle), Accounting Manager (JH); Racheal Paige, General Manager (RP); Ashley McCully, Executive Assistant (AM)
   Guests:
4. **Introductions –**
5. **Approval of Agenda –**
6. **Response to Member Inquiries -**
7. **Member Comments on Items on Today's Agenda –**
8. **Approval of Consent Agenda –**
   a. Minutes of October 24, 2026, Regular Board Meeting
   b. Minutes of August 20, 2026 & October 19, 2026, Finance Committee Meeting
   c. Minutes of October 12 & October 26, 2026, Member Activities Committee
   d. Minutes of Violations Committee
   e. Minutes of ACC Committee
9. **General Manager's Report –**
10. **Accounting Manager's Report –**
11. **Board Business:**
    a. Financial Reports –
       i. 2026 1031 Internal Financial Statement for October 2026
       ii. 2026 1031 Cash Reserve Reconciliation for October 2026
       iii. 2026 1101 Transfer Resolution for October
    b. Accept the Annual Audit
    c. Certify AGM Results
    d. Board Term Tie-Breaker
    e. Seat Secretary of the Board
    f. Seat Ex-Officio Officer
    g. Seat Committee Chairs & Members
       i. ACC – Approve two Board Members to committee & Volunteer(s): Richard Houghton (Volunteer)
       ii. Violations – Approve two Board Members to committee & Volunteer(s): Richard Houghton (Volunteer)
       iii. Finance Committee – Approve Phil Holzinger (Board Member), Walter White (Board Member), Darlene Gonnerman (volunteer), Pat & Annette Morris (Volunteers), Sarah Eden (Board Member) & Jackie Lambert (Volunteer)
       iv. Member Activities Committee – Approve two Board members & Volunteer(s): Richard Houghton (Volunteer)
    h. Adopt 2027 Budget Calendar
    i. Adopt Standing Committees 2027 Calendar
    j. Records Retention Policy
    k. Committee Reports:
       i. MAC –

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ii. ACC –
iii. Finance –
iv. Violations –

12. Member Comments on Items Not on Today's Agenda -
13. Executive Session For Legal/Personnel Purposes– Closed Session
14. Actions Resulting from Executive Session – Open Session
15. Adjourn –

Next Regular Board Meeting: Saturday, December 19, at 9:00 am, via Zoom.