

Approved: 2/17/2022

**Solana Estate Lots Homeowners Association
Minutes of the December 22, 2021 Board Meeting
Conducted online via Zoom App**

Call to Order

The meeting was called to order at 10.05 AM.

Roll Call

Board members present included:

Joe Pancoast
Mark Pekar
Anne-Marie Moreault
Bruce Emery

There being all active Board members in attendance, a quorum was present for the conduct of business.

Proof of Notice of Meeting

The Secretary indicated that emailed notice of the meeting was delivered on December 16, 2021, which correctly stated the date, time and location of the meeting, and included a list of all recipients of the notice—thereby verifying that notice had been given in accordance with the Bylaws.

Adoption of Minutes

There were no minutes of prior meetings requiring the Board's review. .

Officers' and Committees' Reports

There were no officer or committee reports.

Unfinished Business

There was no unfinished business to discuss

New Business

1. The Board considered a request by an interested purchaser of Lot 8 for approval to top all trees on the lot to open up views for a future home on the lot. The proposal included approximately 5,600 SF of area within the designated Conservation Easement shown on the Plat on the northeast (rear) of the lot. The Secretary provided background on the proposal, including the legal basis for why the Board, and not the ACC, was the appropriate authority to review the matter; the background and legal implication of the Conservation Easement; and the Board's responsibilities and options for rendering a decision on the matter. The Secretary noted that, because the lot was in the process of being sold by the Declarant, the Secretary would recuse himself from any decision on the matter.

Board members asked questions of the proponent to clarify his intent. Concerns were expressed that topping or removal of a significant number of trees could result in increased noise impacts from the highway. Joe Pancoast provided a picture from his home that show several trees from the designated Conservation Easement that are already intruding into his water view—highlighting the need for the HOA to find a workable resolution to maintaining view corridors without significant impact to wildlife habitat or the health of the forest within the Easement. He voiced concern that topping the trees would be aesthetically damaging and did not support that approach. Thinning, lacing or pruning were expressed as preferred methods.

Anne-Marie Moreault suggested that the health of the tree stand should be evaluated by a professional (arborist, forester) to determine what, if anything, could be done that did not result in significant impacts, and, hopefully improve the health of the forest and its habitat values. It was suggested that a biologist from the Washington Department of Fish & Wildlife (WDF&W) and a forester from the Washington Department of Natural Resources (DNR) be consulted to see if the Wildlife Corridor, and more specifically, the subject property, could be evaluated to see if limited pruning or tree removal could be accommodated without significant impacts. It was noted that a better diagram (map) that shows at least all trees 4" dbh or larger, would be needed to fully evaluate the proposal.

Following discussion, it was moved and seconded that the proposed request be remanded back to the proponent for correction of issues and refinement of the proposal, including the following:

- The WDF&W and the DNR, or suitable alternatives thereto, shall be consulted to evaluate the Wildlife Corridor to see if any proactive measures could be taken to improve the forest health, fire risk and habitat value of the corridor; and to determine if, and to what degree, tree pruning or minor tree removal for view enhancement/maintenance on the subject property and elsewhere could be achieved without significant impacts to the forest or its habitat value to elk and other wildlife.
- The results of the consultation shall be forwarded to the Board of Directors and the proponent.
- The proponent shall produce a revised site plan that shows the location of trees greater than 4" dbh, or cluster of trees where the density is too great to ascertain, and shows those trees to be pruned and/or removed to open up a reasonable view for the site. The revised site plan and explanation of the proposed project, as modified, shall be submitted for review by the Board at a yet-to-be determined date and time.

The motion passed with unanimous support.

2. Richard Willis and Lizbeth Harper addressed the Board. Specifically, Mr. Willis spoke to an email correspondence sent to them from the ACC expressing concern over traffic and operations of a commercial art event at their

home without benefit of Board approval (required per Section 6.12, CC&Rs). Lizbeth Harper requested that they be approved to conduct one show in 2022 (November/December) that would be scaled back from seven artists to three or four. The event would be by private invitation to further control the number of attendees. Joe Pancoast asked if the Clubhouse might not be a better venue for the event. Ms. Harper responded indicating the dark colors and poor lighting make it a poor choice for the event. Anne-Marie expressed that the scaled-back event appeared to have no more impact than a moderate holiday party. After discussion, it was moved and seconded to approve the request with the following conditions:

- The event would be limited to no more than one event in 2022.
- The event must be by private invitation only—no public advertisement.
- The event is allowed to host three to four artists, no more.
- The event shall be evaluated afterwards with respect to traffic and other possible impacts.

The motion passed unanimously.

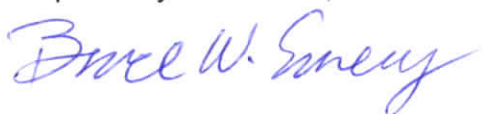
Non-Agenda Items and Discussion

Anne-Marie Moreault questioned when the Association might have an opportunity to vote on a new Board member for the current vacancy. The Secretary noted that the Board could appoint an interim member to be effective until the Annual Meeting, at which, a full-term Board member could be elected. The question was raised whether any members present wanted to volunteer for nomination. Lizbeth Harper expressed a desire to serve as an interim Board member. It was moved and seconded to approve Lizbeth Harper to the position, which passed unanimously.

Adjournment

The meeting was adjourned at 11:46 AM by unanimous motion.

Respectfully Submitted,



Bruce Emery, Secretary