

Approved: 3/8/2022

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the March 17, 2021 Annual Business Meeting
Via Zoom App.**

Call to Order

The meeting was called to order at 6:02 PM

Roll Call

Members in attendance in person:

| | |
|---------------------------|----------------------------|
| Joe Pancoast | Beverly Weickert |
| Michael & Dorothy Bertsch | Ross & Suzanne Richards |
| Pete Gravelle | Michael & Deslie Church |
| Anne-Marie Moreault | Diane Hall |
| Daryl Ness | Mark & Cindy Kady |
| Mary Hartman | Chris Lewis & Steven Sharp |
| Regina Rose | Alice Cherny |
| Chris Standage | Carrie Crawford |
| Lori Moilanen | Sherry Hansen |
| Bruce Fryxell | Bruce Emery (Green Crow) |
| Valorie Knieper | |

Members in attendance by proxy, only:

| | |
|---------------------------|-------------------------|
| Margaret & Harry Phillips | Michael & Maureen Davis |
| Ron & Renee Markley | |

There being 56 of 88 possible votes (63.6%) present for the Courtyards, 118 of 145 possible votes (81.4%) present for the Estate Lots, and a total of 174 of 233 possible votes (74.7%) present for the Community Association, a quorum was present for all three Associations allowing for the conduct of business.

Proof of Notice of Meeting

The Secretary provided an Affidavit of Mailing of the notice of the meeting, 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 CC&Rs and State Law.

Adoption of Minutes

The combined membership considered the draft Minutes of the September 22, 2020 Special Business Meeting. Following discussion, it was moved and seconded to approve the minutes as presented, which passed unanimously.

Officers' Reports

No committee or officer reports.

Old Business

No old business.

New Business

Vote on ratification of the 2021 Budgets. The members considered the 2021 Operations Budget and Reserve Budget that were approved by the Boards of Directors on February 25, 2021. The Secretary noted the Budgets would be ratified unless opposed by a majority of the eligible votes of the Associations. It was noted that some budget decisions involving upgrades to equipment (heat pumps, high-efficiency pool pumps, LED light bulbs, etc.) has reduce annual costs to the Associations by \$5,637. It was noted that Najera Landscaping's original bid was negotiated down by \$12,080 from the original 2021 bid amount. Joe Pancoast was recognized for his work with the Association Reserve's modelling program to demonstrate that a significant reduction in Reserve assessments could be accommodated without harming future Reserve needs. It was also noted that all reserve-funded projects for the year would be fully funded by the current Reserve account.

Upon request, the Secretary provided a screen-share of the approved budget, explaining each component and summarizing the planned quarterly assessments for each association. Following discussions, it was moved and seconded to approve the 2021 Budgets as presented. A roll-call vote was conducted and the motion passed with 173 votes in favor, 1 vote opposed and no abstentions.

Election of Board Members. The Secretary noted the slate of members being nominated for election to the Boards of Directors for the three associations. It was noted a vacancy would still exist on the Community Association Board and the Estate Lots HOA Board. During discussions, the nomination of Daryl Ness was presented and confirmed for the vacancy for the Community Association Board. The nomination of Anne-Marie Moreault was also presented and confirmed for the Estate Lots HOA Board. With the new nominations, the slate of Director nominees was complete and included:

Community Association Board:

Ross Richards
Sherry Hansen
Bruce Emery
Daryl Ness

Courtyards HOA Board:

Ross Richards
Mark Kady
Bruce Fryxell
Sherry Hansen

Bruce Emery

Estate Lots HOA Board:

Joe Pancoast

Bruce Emery

Anne-Marie Moreault

Following discussion, it was moved and seconded to approve the nominations as presented by group vote, which passed unanimously by those attending in person. Note: because the nominations from the floor were not included in the proxy ballots, only those voting in person were able to vote for the new nominees. All other nominees included in the proxy ballots received unanimous support from the ballots received.

Non-Agenda Items and Discussion

The Secretary discussed the Electronic Notice and Electronic Invoicing Consent Form that was included in the meeting packet—highlighting it was a great way for the Associations to save on postage by having all dues invoicing and meeting notices conducted by email. The Secretary noted the recent policies adopted by the Courtyards and Estate Lots Boards concerning the maintenance of vacant lots (Estate Lots) and new program for the maintenance of private flower beds (Courtyards). Lastly, the Secretary noted that, per order of the Governor, Clallam County will be designated as Phase 3 under the Governor's Reopening Plan on March 22. However, guidance and requirements for new Phase 3 protocols have not been published, but are expected soon. One parameter will likely be a maximum 50% of building capacity limit (46 persons) for the Clubhouse. It was noted the new Board would need to consider the issue at the organization meeting.

Ross Richards noted that, should any Courtyard resident have any questions concerning the Courtyards private landscape maintenance policy, they should contact him, or any other member of the Landscape Committee. Regarding Clubhouse reopening, Joe Pancoast noted the need to finish up the fire/safety work and to reestablish garbage pickup. In responding to related questions, the declarant indicated they were in the process of ordering additional street bollards for Overland Street; will be working on smoothing out the south grassy loop between Balsam and Snowbell Courts as time permits, and have arranged for an electrician to look at the street lamp across the street from the Clubhouse.

Adjournment

The meeting was adjourned at 7:23 PM.

Respectfully Submitted,



Bruce Emery, Solana Secretary