

SAHALEE HOMEOWNERS ASSOCIATION  
Annual Owners Meeting  
January 12, 2023  
At 7:00 pm at Trailside Elementary School

1. A QUORUM WAS ESTABLISHED WITH 50% OF THE MEMBERSHIP PRESENT IN PERSON OR BY PROXY. 24 Proxies. HOMEOWNERS PRESENT IN PERSON: Wrigley, Reast(2), Beckworth/McCarthy, Braun/Zyatitsky, Hancock(2), Palfner (2), O'Donnell, Hamel, Bulkow (2), Klem, Digert, Sherman, McKean, Hester, Richardson, Wiseman, Tropp, Weese, Posanka, Leveque, Kretzschmar, Lane,

2. THE MEETING WAS CALLED TO ORDER AT 7:04 P.M.

3. PROOF OF NOTICE WAS MAILED/EMAILED OUT ON December 21, 2022

4. APPROVE AGENDA- The agenda was approved with additions and without objections.

5. MINUTES FROM THE January 26, 2022, Annual Homeowners Meeting were approved as presented.

6. TREASURER'S REPORT. Was presented to owners.

A. CHECKING (Northrim)-----	\$ 19,260.13	as of 1/10/23
B. RESERVES (Northrim AK CD)-----	\$ 65,771.58	as of 1/10/23

7. OFFICER'S REPORT: Board member Wiseman stated that the plan for 2023 is to continue to address the spruce beetle killed trees by removing them as needed and as the budget allows.

A new owner directory was distributed this fall, if anyone would like one, or has changes, contact owner, John Bulkow.

8. BUSINESS

A. 2023 Budget Review- Reviewed by owners. Annual dues to increase from \$250 to \$275.

B. Board of Directors Election- Seat 2 a one-year term, Seat 3 a two-year term & Seat 4 a two-year term.

The following board members were elected without objection: Adam Klem to Seat 2, a 1-year term, Tim Reast to Seat 3, a 2-year term and Jerome Leveque to Seat 4, a 2-year term.

C. House Rules- The Board has compiled a set of House Rules to help the Board and Modification Committee work smoothly together, and to provide transition guidelines from one year to the next as new members join the Board and MC. The document will help the Board and Modification Committee communicate with owners.

D. Property Management - The Association will be changing management companies effective February 24, 2023. The 2023 Homeowners Dues should be paid through PacRim Properties as shown on the homeowner invoices. The contact information for the new company, Snows Management, will be distributed to all owners at a later date.

E. New Contacts- Website address is: [www.sahaleehoa.org](http://www.sahaleehoa.org). New MAC contact email: [mac@sahaleehoa.org](mailto:mac@sahaleehoa.org). New Board contact email: [board@sahaleehoa.org](mailto:board@sahaleehoa.org)

- F. The Modification Committee volunteers were: Nazly Mofidi, Steven Tropp (Chair), John Bulkow, Ellen Hamel and Linda McCarthy. All MC members have agreed to continue for 2023.
  
- D. Open Discussion – 1) Bird vetch issue was discussed. It was noted that it is spreading and is hard to eradicate. Owners need to be vigilant and try to keep from over taking their yard. Suggestion was to include addressing at the front area with the lawn care service. 2) Owner John Bulkow discussed funding for the ASD long term building projects has changed and encouraged owners to get involved and support the new funding scheme. 3) owner asked about changing the Declarations to change some of the rules, it was stated that it takes 68% of all owners to change the Declarations.

9. MEETING ADJOURNED AT 8:00P.M.