ERHA ANNUAL MEETING

SEPTEMBER 17, 2022

Post Middle School Commons

Arlington, WA

Board members in attendance:

Ken Hawking, Dick McKinley, Bob Gubser, Joe Amma, Kristi Neeleman

Guest Members for Presentations: Mark Danta of Danta Chase, TJ Lurvey & Mike Cole

Meeting began at 9:05am

President Ken Hawking opens the meeting, welcoming all those members who are in attendance.

KH turns the meeting over to Treasurer Joe Amma for the duration of the meeting.

JA introduces the Board members in attendance as well as Mark Danta from Danta Chase and Water Management Supervisor, TJ Lurvey and Water Systems Assistant, Mike Cole. JA discusses the handouts each member received at their check in (ballots for voting, agenda, etc.) and explains the voting process for those who may be new to ERHA.

JA also reminds the members that if they cannot stay for the entire meeting, to please vote and then leave their ballots on the table on their way out. The members are reminded to use their name and lot number (if they have comments or questions) for ease of record keeping during the meeting. The agenda is followed:

1. Review and approve 9/18/2021 Annual Meeting minutes which were part of the handouts to the membership.

Any questions or concerns? None

Motion to approve the minutes – Lot #112

2nd – Lot #6 Unanimously approved No abstentions

1. Review and approve Financial Report by Mark Danta. MD reviews and explains the balance sheet and income statement sheet (also part of the handouts).

Any questions or concerns? None

Motion to approve – Lot #56

2nd – Lot #119 Unanimously approved No abstentions

2a) Vote on Tax Resolution explained first by MD then official reading of Tax Resolution by JA.

Motion to approve – Lot #20

2nd – Lot #30 Unanimously approved No abstentions

1. Architectural Committee Report by KH.

There was nothing to report due to either no one built anything or if they did, they chose not to report it.

Motion to approve – Lot #6

2nd – Lot #30 Unanimously approved No abstentions

1. Water Systems Report by TJ.

This report was given on a PowerPoint presentation (pages will be added to the website) with BG at the laptop while TJ explained the process of the latest repair of Well #2 (when the community’s wells were shut off for three days in September) and photos of the plant and well were shown. Well #1 is used as a backup right now as it’s not working as well as Well #2.

Questions?

Lot #15 – would like an email with the graphics sent to their email.

BG – we will be putting these images on the website for the whole community to view.

Lot #141 – what is the size of the reservoir?

MC – 134,000 gallons

DM – How long will that last in case of emergency?

TJ – in the winter, about seven days. In the summer, no more than three days.

Lot #88 – How far out until a new well?

TJ – Depends on planning, permits, etc. Usually 3-5 years before completion. JA noted: that is why we’re trying to vote on this now

DM – it’s very important for our community to stay away from a well dependent on surface water, whereas ERHA’s wells are from underground aquifers. It is a much better system. “Do not be under the influence of surface water” is the motto.

Lot #50 – Are TJ and MC saying the same thing? YES. They both agree that ERHA water must stay within the aquifer.

BG – the pump company is scheduled out an entire year from now. This is why the Board is trying to pull together the monies needed and plan for the future with the company. Well supplies are becoming scarce and fewer in number.

DM – It is imperative ERHA has a third (Well #3) to ensure the community always has water.

BG – the wells have many moving parts that need constant monitoring and repair. TJ can now, by remote, monitor and make any easy repairs; he is always able to check on the wells. BG also breaks down the well budget to simpler terms: “One dollar a day per lot for three years.”

This would be the cost for the community.

JA noted that the voice vote only applied to the report. The vote on the Special Assessment of $90/lot/quarter for the next three years will be done via the ballot passed out to each lot owner as they entered the meeting.

Motion to approve water report – Lot #5

2nd – Lot #61 Unanimously approved No abstentions

1. Vote on Proposed Budget for 2022/2023 Fiscal year. JA reviews all accounts and expenditures for the previous year and the proposed changes to certain categories as well as explaining the separate funds and accounts (Operating Fund, Major Water Fund, Major Road Fund and Legal Fund). It is requested that the order from Judge regarding the ongoing legal issues with Lot #22 is put on website for those needed clarification.

Lot #20 – in regards to Lot #22, will the community be told if the property is being used for a reservation or for a “family” gathering? JA responds that someone will notify the community via email when a month has no rentals scheduled.

The budget proposal includes a dues increase of $20/lot/year. The vote on the proposal is contained on the paper ballot.

1. Vote on Special Assessment for MRF. This is needed to reimburse MWF (which was borrowed from to help with the repair of the river road) and to help build up the MRF in case of emergency (such as pothole repair for example). This is on paper ballot.
2. Vote on Annual Community Wide Garage Sale. Members will vote to keep or abolish the garage sale in the summer of 2023 and thereafter. This is on paper ballot.
3. Report on Security Gates by BG.

The gates have opened and closed over one million times, which is kind of a big deal. The gate hinge pins needed to be replaced which was completed over the summer; these pins have a longer life span than the old ones did.

Questions? No.

NEW BUSINESS FROM THE FLOOR

1. A lot owner alleged that another lot owner has begun operation of a commercial business on their property in violation of provisions of Art. 11 of the CC&Rs.

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JA – The Board will investigate this allegation, including making contact with the lot owner, and take appropriate action, if necessary.

Lot #56 -- A Black Audi has been spotted several times at the river bottom, starting fires and camping on private property (at the river) for the past month. There has also been a report of packages being taken from homes/mailboxes. An email has been sent out regarding the possible issues with this car, as it is trespassing on the river properties. Lot owners are encouraged to contact 911 if fires are being started on private property and/or during a burn ban or other suspicious activity.

JA statement on retirement: “I have had the extreme privilege of working with Ken, with Bob, with Kristi, Dick is new but it’s been a pleasure working with him and other former Board members including Don Wallace Dean Edmonson Tamera Fitzpatrick, Ev Mills and John Chatterton who have passed and Randy Littlefield and the many hours I have spent working with Mike Cole Also, to all of the volunteers I have worked with monitoring Graystone Castle rentals, Brian and Margie Abbott and Riley McGinnis who have worked on the gate … I can say it’s been a privilege and it’s been a pleasure and I want to thank all of you and express my sincere appreciation for the opportunity to serve on the Board.

Statement from Ken Hawking: “Joe has been a perfect gentleman to work with on this Board. You have put forth such effort towards the good of this community. It goes beyond belief how much time you have spent! Thank you Joe! It’s been a pleasure working with you and we need to hear from all of you as well.”

(a round of applause then followed for JA, as he has been a major driving force for the ERHA Board and he will be missed).

1. New Board Member Elections.

The membership will need to vote on three new Board members and three names have been submitted. JA asks three times for additional nominees, receiving none, and asks the members to please vote on their paper ballots. Those nominees are:

Ken Hawking

Bob Gubser

Jake Nolte

1. Appointing of the volunteers for ERHA Nominating Committee for the coming

year:

Ken Hawking

Mike Cole

Nicki Burns-Amma

ERHA Annual Meeting will adjourned for another blissful year at 11:05AM.

Motion to approve being done – Lot #39

2nd – Lot #5

Unanimously approved No abstentions

ANNUAL MEETING RESULTS – 2022

Attendance.

The following 34 lots were represented at the meeting: 4, 5, 6, 14, 20, 24, 25, 30, 39, 43, 50, 55, 56, 58, 59, 61, 65, 80, 85, 88, 90, 98, 102, 104, 105, 108, 112, 119, 122, 126, 135, 137, 141, and 142.

Additionally, 41 lot owners submitted mail-in ballots: 3, 7, 8, 14, 16, 17, 19, 26, 36, 37, 39, 40, 44, 45, 47, 48, 49, 64, 70, 71, 72, 74, 79, 80, 81, 82, 91, 92, 93, 96, 97, 98, 100, 106, 107, 115, 130, 134, 137, 140 and 144.

Note that 5 lot owners who submitted mail-in ballots also attended the meeting; their votes were only counted once each. Also, not all lot owners who submitted ballots voted on all issues.

Results of Voting. Ballots were counted by Board Members after the meeting.

Budget: needed 50% +1 for passage.

64 For, 5 Against. Passed with 92.8%.

The dues increase will first appear in the December billing.

Road Assessment of $10/lot/month: needed 66% affirmative vote for passage.

59 For, 10 Against. Passed with 85.5%.

The Road Assessment is effective now and will appear in the September billing.

Major Water Assessment – Wells: needed 66% affirmative vote for passage.

64 For, 5 Against. Passed with 92.8%

The Major Water Assessment is effective now and will appear in the September billing.

Continuation of Garage Sale: needed 50% +1 for passage.

27 For, 42 Against. Failed with 39.1%

Board Member Elections. Lot owners were requested to vote for up to three candidates as three positions were up for election.

Ken Hawking – 62

Bob Gubser – 62

Jake Nolte – 56

Robin Hernandez – 1 Write-In

All lot owners are welcome to review the results.