

## **Daves View Homeowners Association Special Meeting Minutes**

**Date:** December 18, 2024

**Time:** 6:01 PM

**Location:** Zoom and In-Person (American Paper Converting Conference Room)

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### **Call to Order**

The meeting was called to order at 6:01 PM by Sean Steinebach, HOA President.

### **Roll Call**

Present Board Members:

- Sean Steinebach - President
- George Bazarko - Treasurer
- Garrie Caudill - Secretary
- Tyler Thomas - Board Member
- Gloria Uhart - Board Member

Community Members Present:

Lydia Work, Dick Wenger, Ray and Sherry Smith, Mike Booker, Todd and Jan Rush, Jim and Shelly Bauserman, Larry and Paula Hamilton, Marla and Jim Christensen

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### **Approval of Prior Meeting Minutes**

The Board acknowledged prior minutes from April 16, May 15, September 3, and October 16 meetings. Some minutes required corrections and were to be amended and formally adopted at the next meeting.

### **Financial Report**

Treasurer George Bazarko presented the financial report:

- Bank Balances as of October 31, 2024: \$145,798.46.
- Accounts Payable: \$3,100 (construction deposit and credits owed to lot owners).
- Accounts Receivable: \$2,520 in delinquent dues from four lot owners (including late fees at 12% interest).
- Errors in fund transfers between reserve and operating accounts were identified and will be corrected.

### **Motion:**

A motion was made by George Bazarko to correct fund transfers between reserve and operating accounts. The motion was seconded by Tyler Thomas and passed unanimously.

### **HOA Survey Results**

Survey data collected from community members was presented. Lydia requested clarification on how

the board planned to address concerns raised in the survey. Sean Steinbach responded that the results would inform planning for 2025, with specific initiatives to be addressed in upcoming meetings.

### **Old Business**

- **Delinquent Payments:** Letters will be sent to homeowners with delinquent accounts, as required by governing documents.
- **Ash County Properties:** Discussion of way forward when dealing with Ash County Properties with regard to their claim of access to the property North East of Phase 3.
- **Financial Software:** The use of QuickBooks vs. Excel for financial management was debated. George Bazarko agreed to review options and report back to the board.
- **Reserve Study:** The Board agreed that an updated reserve study was required per RCW 64.38.065 and will be prioritized in 2025.

### **New Business**

- **Phase One Payments:** Six invoices totaling approximately \$2,490 were received from Phase One HOA. Due to limited time for review, payment approval was deferred to the January 7, 2025, meeting.
- **Meeting Location:** The Board debated whether to continue using Lydia's location (free) or rent a neutral location (\$75/hour). A community poll favored continuing meetings at Lydia's location. The Board deferred a final decision until the next meeting.

### **Motions:**

1. To send letters regarding delinquent payments with 12% interest as outlined in HOA bylaws. Motion by George Bazarko, seconded by Tyler Thomas. Passed unanimously.
2. To defer approval of Phase One invoices to the January 7, 2025, meeting. Motion by Sean Steinbach, seconded by Garrie Caudill. Passed unanimously.
3. To evaluate options for future meeting locations, including cost analysis. Motion by George Bazarko, seconded by Tyler Thomas. Passed unanimously.

### **Community Concerns**

Several homeowners voiced concerns about leadership, bylaws compliance, and meeting transparency. Sean Steinbach affirmed a commitment to addressing concerns in future meetings.

### **Action Items:**

1. Investigate claims from the HOA survey by gathering historical data, consulting affected homeowners, and ensuring recommendations are fact-based and lawful. (Sean, George, Garrie)
2. Review and document incidents of harassment or punitive complaints to determine patterns of behavior and recommend appropriate responses. (Sean, George, Garrie)
3. Assess community sentiment regarding meeting locations, focusing on neutral venues like the community center used by Phase 1 HOA, and address concerns about intimidation. (Sean, George, Garrie)
4. Evaluate the costs and feasibility of hiring an outside management company while considering risks of manipulation by specific homeowners. Provide recommendations at the next meeting. (Sean, George, Garrie)
5. Develop a strategy to foster harmony in the community and mitigate bullying behaviors to ensure inclusive and constructive meetings. (Sean, George, Garrie)



6. Finalize and implement updated reserve study requirements in compliance with RCW 64.38.065. (George, Sean)

#### **Adjournment**

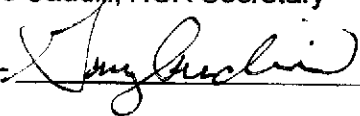
A motion to adjourn was made by Sean Steinbach and seconded by Garrie Caudill. The meeting adjourned at 7:36 PM.

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**Next Meeting:** January 7, 2025, 6:00 PM, Location TBD

Minutes prepared by: Garrie Caudill, HOA Secretary

Approved by:

Garrie Caudill, Secretary -  Date: February 10, 2025

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