

Minutes for 10/4/25

Meeting at Milton Library @ 1030a

Present: Bill Lee, Natalia Lee, Melodie Shaver, Courtney Fujita, Ed Nicolaus, Monica Cannon.

Meetings moved from Saturdays to Mondays at 4pm. Next meeting Dec 4th at 4pm.

Add/Remove Members: Board agrees to remove Morton Haastrup and Jeff Shavers as Beneficial Owners, and add Po Cheng Lee and Courtney Fujita as Beneficial Owners. Jeff and Morton will be selling their home and moving. Lori Nicolaus left her position in March 2025 but she still shows as Control Person. Board agrees to remove Lori as Control Person and add Monica Cannon as Control Person. Back in March, Monica was added as a signer but Lori was not removed. Both Lori and Monica went to the branch 5+ times to resolve this issue. Now that Bill and Courtney have signed, Monica will turn in to BECU to have them added as signers on the account and beneficial owners.

Insurance - There has been a change to the insurance policy, with the policy dues increasing. Board will consider whether to pay higher fee or shop around.

Audit: 2 meetings ago, homeowners requested an audit. The board decided not to pay for an outside audit, due to cost. An internal audit has not been set up. Bill will audit the previous finances on Fri Jan 10th at 7pm. Monica offered to send monthly budgets if the board wants to assign someone over the budget. Also, monthly statements from BECU could be mailed to the budget person, as well as having ability to view the accounts live.

Annual Dues: 8 homes have not paid their yearly dues. Monica sent letter 9/14 with the \$25 late fee. 2 homes have liens. Lot #:06,36,71,73,75,88*,104*,108, (*lien). To date, 105 homes paid their annual dues, adding \$31,500 to the budget. Current balance in the accounts is \$39,917.

Infractions: Monica sent letters to 47,53,63,64,94,111. 3 homes still not in compliance. Fine letters to be sent ASAP to:47,53,63. Homes in compliance: 64 moved the trailer. Melodie will speak with 94 (offer assistance) and 111 bins have been brought in. Board was surprised the fine is \$150 for garbage bins. Amount confirmed in bylaws: \$150.

Emails: Bill has been managing the email. He asked another board member to take it on rotation between 2 month meetings, so it doesn't fall to just one person. Courtney agreed to check emails for October and November, and work on email forwarding. Natalia had recommended paying Go Daddy for email. Monica said whether it's free (gmail) or paid (Go Daddy), someone still has to manage it. It was noted that to recover the email or verify, a code gets sent to Monicas phone. While this takes extra steps, with a rotating board of volunteer members, this step is necessary.

Homeless: there were phone calls and emails about the homeless man living on the trail. The police were contacted and he has since left.

Post Office: Bill asked if a second key was ordered. Monica forgot. She will work on getting a second key.

It was noted that Dominique, who joined the board at the summer meeting, has missed the last 2 meetings. Melodie will stop by his house to check in.

It is also noted Monica is open to someone else taking over business manager. Her circumstances have changed and finds it hard to give due diligence to the job. She will keep trying to improve but if another candidate is found, is happy to train them.

Meeting closed at 1130a.