

**Salishan Hills Owners Association
Minutes for Board Meeting of April 17, 2017**

PRESENT: Carol Klinkhammer, Vice President; Penny Lewman, Treasurer; Ann Butler, Director; Tim Dodson, Director, Gary Crandall, Manager; Adele Cooke, Bookkeeper/Secretary

GUESTS: Steve Antonoff, Kurt & Teresa Baron, Peter Berger, Eric Brechbill, Ron Childs, Michael Dottarar, Clif Harper, Sid Hemphill, Dolly Howe, Linda Kostalik, Richard Krolak, Felece Marks, Jayne Menard, Don Myers, Terri Parker, Michele Paul, Barbara Rodway, Mark Sanders, Marla & Bob Schwinof, Shaelyn Strattan, Roger Wang, Jim Wiggins

Vice President Carol Klinkhammer called the meeting to order.

Resignation by President Marcia Stone was announced.

Meeting adjourned for executive session to discuss director replacement between Linda Kostalik, Terri Parker, Shaelyn Strattan.

Meeting reconvened at 4:09 PM.

- Motion made & seconded to appoint Shaelyn Strattan as new board member. Motion passed.
- Motion made & seconded to appoint Ann Butler as President. Motion passed.
- Motion made & seconded to approve minutes of 3/17/17 as corrected. (Correction was to add “motion passed” to New Business first bullet point.) Motion passed.

PRESIDENT’S REPORT

- Board’s main objective is to improve property values.

MANAGER’S REPORT

- Road sides & strip drains cleaned. Strip drains on Fairway belong to unit owners; should SHOA pay to clean them?
- Dump pushed back.
- Pump on Fairway Drive will continue until enough water has been removed so culvert is accessible. Dan Price is providing gas for pump.

BOOKKEEPER’S REPORT

- 3 lot owners in collection for nonpayment of dues; two are in foreclosure; one has paid \$650 toward outstanding debt.

CORRESPONDENCE

- Letter received from unit owners of lot 575. Letter was sent to our land-use attorney. No one should correspond or communicate with the unit owners.
- Lot 571 requested SHOA reimburse unit owner their \$500 deductible for car damage due to Fairway flooding. Motion made & seconded to deny any reimbursement. Motion passed.

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COMMITTEE REPORTS

Landscape – reviewed list of areas worked on during the month.

Emergency Preparedness – hosting sheriff's office representative talking about earthquake/tsunami preparedness. Salishan Lodge has footlocker with emergency supplies and key to cache because it is manned 24/7. Not enough volunteers for block captains so unit owners should be prepared to care for themselves during an emergency.

Design – No meeting

UNFINISHED BUSINESS

- Board reviewed procedures followed for obtaining property management and landscape management proposals. Eight management companies & seven landscaping companies were contacted. Of those, three management companies & 4 landscaping companies responded. Motion made & seconded to award both property management and landscape management contracts to GroundFX. Motion passed. Contract effective June 1.
- Maintenance letters giving unit owners 30 days to clean lots were mailed April 19. Newly identified lot owners received 90-day letters.
- Geotech probes would cost \$21,000 to drill 5 locations. Motion made & seconded not to go ahead with probes but to repair roads by putting asphalt over spots. Berms & drainage need to be reworked. Motion passed.

NEW BUSINESS

- Motion made & seconded to approve 2017-18 Budget. Motion passed.
- Motion made & seconded to sell maintenance cart for \$750 to Dan Price. Motion passed.
- Newsletter needs to go out before May 1.
- Tennis court gazebo is in disrepair & is taped off so no one can use it.
- Tennis court building is being repaired & painted. Will be used as manager's office. Plastic shed will be removed from tennis court.
- Motion made & seconded to accept Metro Access' bid for new gate. Motion passed. Based on input from unit owners, the Board stated that it would get bids on road repair work to determine the extent of work & cost prior to considering entering into a contract to replace gate. This will ensure there is enough money for roadwork.
- Annual meeting is July 1. In addition to Dr. Leslie Ogden, the new manager of Salishan Spa & Golf Resort will be asked to give an update.

Next meeting will be May 12.

GUEST COMMENTS

- Request made that fire department be asked to speak at annual meeting.
- Request that a "meet & greet" be scheduled so candidates can meet other unit owners prior to election

Meeting adjourned at 5:45 PM.

Respectively submitted,

Adele Cooke, Secretary