

CLBC Monthly Board Meeting Minutes – December 2, 2018

1. The meeting was held at 5pm on Sunday, December 2nd, at the home of Silke Loeser. The following people were in attendance:

Erik Stevenson - Vice- President	Michael Olson – Treasurer
Diana Filoteo – Secretary	Susie Maciejewski – Member at Large
Silke Loeser – Member at Large	Graeme Hunt – new neighbor
2. The minutes from the November meeting were reviewed and accepted.
3. Treasurer’s Report: As of 10/31/18, bank balances are: \$8,162.71 in checking and \$4,385.58 in savings. Outstanding dues for 2016 are \$300 (2 homes), and \$300 for 2017 (2 homes). Outstanding dues for 2018 are \$2,090 from 11 lots. Past due notices have been sent out again.
4. Park/Tract A:

Mowing: Jesse Paulsen will continue to do the mowing and edging as needed.

Cabana: The board is considering bids to replace the entire railing on the cabana. One bid has been provided by Jesse Paulsen, and another will be sought for comparison. The joists/supports are in good shape.

The board would like to look at this as a project for next year, since the deck flooring also needs repair and the cost may be more.

Park light: Mike Maciejewski is the contact regarding this project. Although an electrician had been lined up to do this work, that individual is no longer responding to Mike’s calls. Mike is seeking a different licensed, bonded electrician to do the work involved in repairing the lighting on the sport court. Mike has already called to have underground utilities located, but they did not mark within the park. The work entails digging a trench, doing the electrical, permitting, and back-filling. The estimate is \$2,500. The board voted and approved this.

Sand: Will probably need to get more sand for the waterfront next spring.
5. Complaint brought to board regarding a neighbor’s overgrown yard, in which blackberry bushes and weeds are getting out of hand. The board will send a letter to the homeowner regarding the need to address it; a representative from the HOA Board will also attempt to speak with them directly. Although there had been discussion of a lien on the property, that does nothing to enforce upkeep of the yard. Erik researched the King County code regulations for enforcing upkeep/safety; it appears there is no recourse for such an issue within county regulations.
6. **Re-establishment of the ditch line on NE 168th St. and 188th Pl. NE.** King County Department of Transportation, Road Services Division sent a letter to the HOA regarding **road maintenance** in our neighborhood. The county will be starting an “improvement project that will relieve some

of the drainage concerns that you have in your neighborhood,” which affects the aforementioned area, near the park entrance. The work was to begin in the months of September and October, but hasn’t begun as of the writing of these minutes.

7. Graeme Hunt, our new neighbor, has joined the meeting today. He is offering to update and provide maintenance of the CLBC website.
8. The Holiday Party: This event is scheduled for Sunday, December 9th at 6:30pm. Pat Filoteo has volunteered to help as Santa, and has access to a suit to wear. The tree has been decorated; Silke, Diana, and Susie plan to meet at 6pm to set up for the party, including bringing various beverages and cookies. Erik will bring the golden tickets.
9. A newsletter has gone out announcing the Holiday party, annual HOA meeting, road work, etc.
10. Lighting at Avondale entrance: Susie will call to broach this topic with PSE again.
11. **Annual HOA Meeting:** Aliko booked the library conference room for **Sunday, January 27th, 2019**, from 1pm to 5pm, allowing time to set up. **The meeting will be at 2pm.** Notices must go out 10 to 50 days prior to the meeting, along with the proxy notice.
12. Next Board Meeting: January 6th, 5pm at the home of Aliko Dias **EDIT: Due to power outage, meeting will be Tuesday, 1/8, at 7:15pm at the home of Diana Filoteo.**

Meeting adjourned 5:45pm