

SEAVIEW TERRACE II ADDITION HOMEOWNERS ASSOCIATION
MINUTES OF REGULAR BOARD MEETING
MARCH 7, 2019 7:00 PM
5522 BROAD VIEW AVE. N.E., Tacoma, WA

CALL TO ORDER

The meeting was called to order by Chair, Nanci Moultrie at 7:00 PM.

ROLL CALL

Present:	Nanci Moultrie	Ralph Fry	Sherry Gates
	Shannon Marshall	Mary Jo Creso	Phil Hawkins
	Jordon McCall	Lori Houston-Gaidos	

(5 make a quorum)

Member guest: Kelly Creso

SECRETARY REPORT

The minutes of the Regular Board Meeting of October 29, 2018 were approved as read.

COVENANT COMMITTEE REPORT

The property out-of-Covenant Compliance on Overlook Ave. N.E. has received the FIRST and SECOND letters from the Covenant Committee. The owners, who live out of town, have not responded. It is now time for Association's attorney to receive the status of this property and to send the 3rd letter, notifying the owner of the Violation of Covenants regarding this property.

Motion by Shannon seconded by Mary Jo to turn this out-of-compliance property over to attorney.

MOTION PASSED

The Covenant Committee received a letter from an owner on Beverly Ave. N.E., concerning the trees on his property. He included letters from past years: 1997 and 2007. Because these trees did not impair the view of other association members, the Board, at that time, voted to allow the height of these trees.

Being that Beverly Ave is the outer border of the Association, the plan, for Beverly Ave. N.E., going forward is to consider house by house, if any trees block a neighbor's view. The Covenant Committee will report their findings back to the Board . Properties where trees between the houses are view blocking, will receive notification of the violation of Covenants Compliance.

A Board member has received complaints of blocked views from three separate homeowners. As a courtesy, the Covenant Committee will contact each of these homes in violation, with a letter and photos. If no response is received within 14 days

of the courtesy notification, the Covenant Committee will send the FIRST letter of notification with timeline.

TREASURER'S REPORT

We now have a total of 43 owners contributing, 35% of our membership.

Expenses to date: \$ 920.00

Income to date: \$ 2,652.69

Total Balance on hand: \$ 17,693.35

The Insurance Policy is up for renewal this month. We are at the end of a three year contract . Bordelon Insurance has been contacted and will Insure our Board of Directors for 3 years at the same annual cost of \$ 1,372.00.

Motion by Shannon seconded by Jordy to renew Insurance with Bordelon.

MOTION PASSED

ARCHITECTURAL REPORT

Architectural Chair received an updated and completed roof line survey for the home being built on Sealawn Ave.

SOCIAL COMMITTEE REPORT

The Social committee will be visiting new owners at 5763 Sealawn Ave, 5574 Broad View Ave. and 5748 Overlook Ave. Two of these homes are undergoing interior remodeling currently.

NEW BUSINESS

National Night Out: There was agreement to repeat the "Ice Cream Truck" for our August event except to select a different vendor for this year's event.

Board members agreed that June 5, 2019 would work for the Annual Membership Meeting date, time 6:30 PM. Nanci will confirm the availability of the Tacoma Police Substation and get back to board members. Nanci will prepare an Agenda for the meeting to be mailed to all members of the Association (The secretary will do the mailing; NOT LESS THAN FOURTEEN NOR MORE THAN SIXTY DAYS IN ADVANCE OF THE MEETING).

Motion by Shannon seconded by Ralph to begin posting, on our website, a **DRAFT-Subject to Approval** of the Minutes of Regular Board Meetings.

MOTION PASSED

Motion by Jordy seconded by Shannon to Adjourn.

MOTION PASSED

Chair, Nanci Moultrie adjourned the meeting at 8:28 PM.

Sherry Gates, Secretary

Approved as corrected May 9, 2019 S.G.