

ANNUAL MEMBERSHIP MEETING  
SEAVIEW TERRACE SECOND HOMEOWNERS ASSOCIATION, INC.  
JUNE 12, 2018 6:00 PM  
TACOMA POLICE DEPARTMENT SUBSTATION  
4731 NORPOINT WAY N.E., TACOMA, WA

**CALL TO ORDER:** 6:04 PM

**INTRODUCTION OF BOARD OF DIRECTORS:**

Chairman - Ralph Fry	Vice Chairman - Nanci Moultrie
Treasurer - Shannon Marshall	Secretary - Sherry Gates
Social Chair - Mary Jo Creso	Architectural Chair - Jordan McCall

**Absent:** Don Keuter and Chris Buckner

**Secretary Report:** The minutes from the June 14, 2017 Annual Meeting were approved as corrected.

**Treasurer Report:** The year-end report for Fiscal Year 2018.

Business Checking Account Balance as of 5/31/18: \$ 4,597.43.

Savings Account Balance as of 5/31/18: \$ 11,353.29.

Voluntary Association Contributions were received from 46% of the members, 56 Parcels paid for a total of \$3,090.00.

Discussion: A member asked why a meeting wasn't called to show the whole board the Proposed Budget numbers. Treasurer Shannon Marshall responded that the Proposed Budget was now being brought before the Membership for approval. A member had objections to the numbers on the budget. There was little difference between last year and this year's proposed budget; the one exception was the legal fee for retaining an HOA attorney. The Proposed Budget was brought to a vote by the members present. The Report was approved as presented.

Discussion : A member had questions: The Board has not been forced to defend itself in a lawsuit, nor has it instituted a lawsuit in 40 years. Unlike other associations we own no property in common, what actions are you

proposing that may increase the legal liability of the membership and potentially result in a lawsuit where the membership may incur financial penalty? Does this association's insurance protect the members from financial penalty should the Board lose a lawsuit?"

\*( See HOA Insurance Policy - Bordelon Insurance, Bellevue , WA:  
\$1,000,000 EACH CLAIM, \$1,000,000 IN THE AGGREGATE. POLICY  
EFFECTIVE FROM 3.20.2016 to 3/20/2019 )

It wa explained that an Attorney has been retained due to the litigious nature of accusations brought against the Board of Directors. All information was given to the Attorney and the accusations were found to be invalid. The attorney sent a letter to the member making the accusations explaining that the legal processes were followed by the Board of Directors.

**COVENANT REPORT :** Chair Nanci Moultrie explained that letters concerning Covenant Violations were sent to the attorney for review. The attorney edited these letters and ask further about the Appeal Process as it is in the Bylaws. This work is yet to be finalized. The plan is, if need be, to send a series of three letters. The third letter would come from the attorney to the homeowner in violation of the covenants. At that point the homeowner will be corresponding directly with the attorney and will be held liable for any costs incurred.

The attorney has not yet been asked about the issue of when an HOA would be made "invalid" for not bringing violators into compliance .

**ARCHITECTURAL REPORT:** Jordy presented 3 projects.

1. The McCall house on Broad View is complete and met all HOA requirements.
2. The new home being built on Overlook is near completion.
3. A new home on Sealawn has contingent approval and is well under the height restriction for HOA approval.

**SOCIAL COMMITTEE REPORT:** This year the event will be Aug. 7th at the residence of Dennis & Judith Opacki, 5508 Sealawn Ave NE. An

Amended Motion by Mary Jo seconded by Nanci to change the time for the event this year making it 6:30 to 8:30 p.m.; that an Ice Cream Truck costing \$35 an hour, plus the cost of the ice cream purchased, and to have water available. Motion passed as amended. A Flyer will be mailed to the HOA members.

**OLD BUSINESS:** An attorney was selected and retained for the Association. The attorney will help the Board work toward Covenant interpretation for Compliance issues.

**NEW BUSINESS:** The election of new board members. Bylaws state, "The general membership will elect 9 members to serve as a Board of Directors. Three board members have completed their terms of office.

Two members from the floor volunteered : Lori Houston-Gaidos and Phil Hawkins. Motion by Shannon seconded by Nanci to elect these new board members and re-elect existing members for their second term for SV2. Motion passed.

A member shared concerns about speeding through our intersections; none have signage. There is interest from members to try to work with the City to possibly get "Caution" or "Stop" signs.

Moved by Jordy and seconded by Nanci to Adjourn. Motion passed. The meeting was Adjourned by Chair Ralph Fry at 7:20 p.m.

Sherry Gates, Secretary

Attendance : 17 individuals signed-in representing 12 parcel owners

**APPROVED AS READ 6.5.2019 S.G.**