

SEAVIEW TERRACE II ADDITION HOMEOWNERS ASSOCIATION  
MINUTES OF REGULAR BOARD MEETING  
JUNE 25, 2019 6:00 PM  
5522 BROAD VIEW AVE NE, TACOMA, WA 98422

CALL TO ORDER

The meeting was called to order by acting Chair, Nanci Moultrie at 6:05 PM.

ROLL CALL

Present : Kelly Creso, Sherry Gates , Phil Hawkins, Lori Houston-Gaidos  
Chad Laske, Shannon Marshall, Nanci Moultrie.

Absent: Jordan McCall, Brenda Vander Pol  
(5 members make a quorum)

Member Guest: Bill Gates

Reports will follow election of officers and appointment of committee members .

Motion by Shannon seconded by Phil to appoint Chad Laske to the Board.  
MOTION PASSED.

Motion by Shannon seconded by Phil to appoint Sherry to the Board.  
MOTION PASSED.

Ballots for the four officers were distributed.

Motion by Kelly seconded by Shannon to elect Nanci, Shannon and Sherry to their previous positions as Chair, Treasurer, and Secretary.  
MOTION PASSED.

Motion by Shannon seconded by Kelly to elect Phil as Vice Chair.  
MOTION PASSED.

Motion by Phil seconded by Lori to retain Sherry as Covenant Chair, and Jordan as Architecture Chair.  
MOTION PASSED.

Kelly suggested to retain Shannon and Phil and add Chad to the Covenant Committee.  
All agreed.

Phil and Chad agreed to help Jordan on the Architectural Committee.

Motion by Shannon seconded by Phil to appoint Lori as Social Committee Chair.  
MOTION PASSED.

Lori will ask Brenda to be on the Social Committee.

#### SECRETARY REPORT

Minutes of the May 9th Board Meeting were read.

The minutes of the Regular Board Meeting on May 9, 2019 were Approved as corrected.

#### TREASURE REPORT

To date 19 owners have contributed since June 1, 2019.

A discussion concerning the interest rate being earned on our account began; wanting to earn the best interest available while also continuing to get the necessary options for deposits and number of checks allowed monthly .

Motion by Kelly seconded by Shannon to research the possibility of opening a new account at Home Street.

MOTION PASSED.

#### ARCHITECTURAL REPORT

No report.

#### COVENANT COMMITTEE REPORT

The Covenant committee will respond to the three owners having view blocking complaints. One on Frances Ave NE and two on Broad View Ave NE.

#### SOCIAL REPORT

Lori as Social Committee Chair will contact Judy Opacki about holding our National Night Out event at the Opacki home. The time will be 6:30 - 8:00 PM, ice cream will be provided. The secretary will mail out the notice 2 weeks to 10 days prior to the event Aug. 6th.

#### NEW BUSINESS

Motion by Shannon seconded by Phil to follow attorney guidance and not post the draft of Regular Board Meeting Minutes.

MOTION PASSED.

Nanci reported that an HOA member ask her if running an Airbnb from an HOA residence was a violation of our Covenants. The response from our attorney (Dianne Conway of GTH ) was: **No, because under the law rental use of this type is still deemed “residential”, not commercial...”** The attorney can send us caselaw citations should we need them.

Nanci will do further research and respond to the concerned HOA member.

The next item of business was the follow-up on the Overlook Ave NE parcel. The attorney has not received a response to her letter. The owner was given until May 15, 2019 to respond. In order to file and serve any Complaint, the Board must approve such action.

Nanci explained the process the attorney would use to file and serve a Complaint.

Discussion followed; this same property has had view blocking violations off and on since 2004, though not always having the same owner. Most recently, the Board has attempted to contact the current owner via letters and photos since Oct. 26, 2018.

Motion by Shannon seconded by Lori to allow the attorney to take the next step on the 5814 Overlook Ave NE parcel.

MOTION PASSED.

Motion by Shannon seconded by Chad to adjourn.

MOTION PASSED.

Being no objections, Chair Nanci Moultrie adjourned the meeting at 7:35 PM.

Sherry Gates, Secretary

Approved as read July 17, 2019, S.G.