

**DRAFT**  
ANNUAL MEMBERSHIP MEETING MINUTES  
SEAVIEW TERRACE II ADDITION HOMEOWNERS ASSOCIATION  
JUNE 23, 2021 6:30 PM  
5522 Broad View Ave. NE, Tacoma, WA 98422

**CALL TO ORDER:**

The meeting was called to order by Chair, Nanci Moultrie at 6:35 PM.

**ROLL CALL - INTRODUCTION OF BOARD OF DIRECTORS**

**PRESENT:** Nanci Moultrie, Phil Hawkins, Shannon Marshall, Sherry Gates  
Kelly Creso, Brenda Vander Pol

**ABSENT:** Jordan McCall, Lori Houston-Gaidos

**SECRETARY REPORT;**

Sherry read the minutes from the June 5, 2019 meeting.  
The minutes were approved as read.

**TREASURER REPORT:**

Shannon presented the Board Approved Budget for Fiscal year 2021-2022.  
Per RCW 64.90.525 the Budget was ratified.  
Motion by Mary Jo seconded by Phil  
MOTION PASSED.

**COVENANT COMMITTEE REPORT:**

1. Owner on Beverly Ave contacted and trimmed trees following a letter from the Committee.
2. Owner on Broad View Ave contacted twice by the Committee and once by the Board's attorney - trimmed trees and hedge.
3. Owner on Frances contacted in courtesy letters over a six month period, contacted that the Board's attorney would be informed; owner trimmed trees.
4. Owner on Overlook Ave was served with a Formal Complaint and with a Recorded Stipulated Judgement . Trees were trimmed, the HOA was reimbursed for legal fees when the home sold.
5. Home on Sealawn Ave was sold with violations. Title company can allow a home to be sold, even if in violation of restrictive covenants IF there is no Recorded stipulated judgement on the property.

Please note that the Restrictive Covenants state that trees are not to be higher than the peak of the roof. Trees, hedges or foliage are NOT to block a neighbor's view on a year round basis.

Please be a courteous HOA member.

**ARCHITECTURE REPORT:**

No Report

**SOCIAL COMMITTEE REPORT:**

Lori has delivered HOA information to five new owners.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

Chair, Nanci Moultrie thanked the two Board members who have completed their Terms of Service: Jordan McCall and Sherry Gates.

Sarah McCall accepted a nomination to serve on the Board of Directors.  
Welcome Sarah.

Kelly shared his concern regarding a water issue on NE 55th between Beverly Ave and Frances Ave. Seeping large amounts of water up through the middle of the roadway has been brought to the attention of the City by individuals. Kelly proposed a letter be written to the City from the HOA supporting the need for attention to this water issue.

The Board will finalize this action at the next Regular Board of Directors meeting.

There being no further comments, a motion by Phil seconded by Shannon to adjourn the meeting.

MOTION PASSED

Chair, Nanci Moultrie adjourned the meeting at 7:05 PM

Sherry Gates, Secretary

Attendance: 16 individuals representing 12 Parcels were present.