

ANNUAL MEMBERSHIP MEETING MINUTES  
SEAVIEW TERRACE II ADDITION HOMEOWNERS ASSOCIATION  
JUNE 5, 2019 6:30 PM  
TACOMA POLICE DEPARTMENT SUBSTATION  
4731 NORPOINT WAY N.E., TACOMA, WA

**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, Ralph Fry, Shannon Marshall, Jordan McCall, Phil Hawkins, Mary Jo Creso, Lori Gaidos, Sherry Gates

**SECRETARY REPORT:**

Sherry read the minutes from the June 12, 2018 meeting.

The minutes were approved as read.

**TREASURER REPORT:**

Shannon presented the Board Approved Budget for Fiscal Year 2020.

Per RCW 64.90.525 the Budget was accepted .

Motion by Kathy Hawkins, seconded by Chris Buckner to ratify the Budget.

MOTION PASSED.

**COVENANT COMMITTEE REPORT:**

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**Actions & Mailings for the fiscal year**

- August 16, 2018 : mailing reminding all owners to comply with the Declaration of Restrictive Covenants, Specific Prohibitions: (e) and (f).
- September 24, 2018: mailing of General Information to all owners (3 pages) provided a map showing the boundary lines for our HOA, a copy of SPECIFIC PROHIBITIONS within our Covenants, and info on dormant season pruning.
- October 20, 2018: The HOA Covenant Committee did a walking tour covering all streets. To begin with, the Committee focused on six properties out-of-compliance since a July 2016 notice mailing. After contacting each of these owners, only one of those owners has remained out-of-compliance. All others made contact with the committee and made plans to bring their properties into compliance. (not all of those followed through)
- \*Five owners have contacted the Board concerning out-of-compliance, view blocking issues. Personal visits and courtesy letters have followed up on these complaints. Two have been resolved, three continue to be in progress.

- Our HOA Bylaws, Article VII, Committees, 8.a. states, "The Covenants Committee will also regularly review overall compliance with the Covenants. \*\* Eight owners were mailed "courtesy" notices, five of those responded.

Discussion followed: A member wanted to know the letter process being used to notify home owners whose property was out of compliance with the HOA Covenants.

Clarification was given about the "courtesy" visits made and the 3 Formal Letters used along with the timelines given in each letter.

A member thanked the Board for the contacts made on their behalf.

#### **ARCHITECTURE REPORT:**

Chair, Jordan McCall reported that the home on Sealawn is complete and up for sale. It met all of the HOA requirements.

#### **SOCIAL COMMITTEE REPORT:**

Chair, Mary Jo Creso reported that last year's ice cream social was enjoyed by all. August 6, 2019, 6:30 - 8:30 PM is this year's day and time. Location and ice cream purchase is yet to be determined.

#### **OLD BUSINESS:**

Chair, Nanci Moultrie reported:

On the issue regarding the Board's formal process for contacting homeowners whose property is out-of-compliance with the restrictive covenants:

1. The submitted Formal letters (1st and 2nd mailings ) concerning Covenant Violations, were edited by the Board's attorney and made ready for Covenant Committee use.
2. If a Third letter is needed, it will be sent by the Board's attorney, at that point the homeowner will be corresponding directly with the attorney and will be held liable for any costs incurred.

On the question, "when would an HOA be made invalid for not bringing violations into compliance?"

Attorney guidance:

1. ...if violations erode the development's "general plan" such that it makes enforcement useless; therefore, "it is very important that the HOA and its members enforce covenants in a constant and consistent manner."

2. To that end the Covenant Committee is documenting all mailings with a confirmed delivery for efforts made to notify a homeowner whose home is out-of-compliance with the Declaration of Restrictive Covenants (as revised June 1983 and Amended in 2004).

**NEW BUSINESS:**

Chair, Nanci Moultrie thanked the two Board members who have completed their Terms of service: Ralph Fry and Mary Jo Creso.

Election of New Board Members:

Motion by Shannon seconded by Mary Jo to elect Jordan McCall and Nanci Moultrie for another TERM.

MOTION PASSED.

There are 3 open positions. Two members from the floor: Charles Kelly Creso and Brenda Vander Pol accepted a nomination to serve on the Board of Directors.

Motion by Shannon seconded by Mary Jo to elect Kelly and Brenda to the Board.

MOTION PASSED

Nanci shared information she received from the City of Tacoma, Wastewater Project on Sealawn. Maps and an information sheet were made available to the members. The construction is anticipated from September 2019 - March 2020.

Nanci shared that the Community Clean Up Day is June 29 at Meeker Jr. High from 10 AM - 1:45 PM.

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

MOTION PASSED

Chair, Nanci Moultrie adjourned the meeting at 7:15 PM.

Sherry Gates, Secretary

Attendance: 23 individuals representing 17 Parcels were present.

**APPROVED 6.23.21**