

Alpental Community Club, Inc

Summer Meeting

June 10th, 2023

Minutes

Vice President Dave Harja called the meeting to order and explained the following:

The meeting focused on sharing information and asking members to volunteer to serve on committees and to fulfill the remainder of Charmaine Hartshorn's term as president.

ACC Board Vacancy

Our president, Charmaine Hartshorn sold her chalet and no longer qualifies as an ACC member. Her term as president expires in December 2023. Vice President Dave Harja and Secretary Tom Rabideau are required by our Covenants to appoint someone to fulfill Charmaine's term.

Following the meeting Vice President Dave Harja and Secretary Tom Rabideau appointed **Heidi Fuhs** to serve as ACC President

ACC Committees — Volunteers Needed

To build a better community, we are setting up the following committees.

Website / Communications Committee — maintain our website, contribute to our Facebook Group, and other social media.

Dave Harvey will serve as chair of the Website / Communications Committee

Issues Discussed during the summer meeting:

The Group-It platform is dead. We will now use Facebook. Our private Alpental Community Club Group is administered by Fawn Spady.

We may consider using a neighborhood app like Next Door.

The board is considering using a text message app to communicate to ACC members

The board encourages all members to sign up for WSDOT and PSE text messages.

Snow Contract Administration Committee — help draft contract requirements — help identify snow removal contractors who can meet our requirements.

Steve Hartpence, Greg James, Fawn Spady, Pete Grindeland and KG volunteered to serve on the Snow Contract Committee

Issues Discussed during the summer meeting:

During this snow season, CSR performed 22 extra plows without ACC Board approval.

The Snow Contract Committee will consider, evaluate, and make recommendations regarding all snow removal companies interested in bidding on the ACC contract when the contract with CSR expires.

CSR is leaving people on St. Anton stranded.

Fawn Spady noted that ACC members need to know which snow contractors and companies are interested. The selection must not be made by blind bidding.

Road Maintenance Committee — periodically inspect ACC roads and recommend repairs for Board approval. Help identify contractors who can perform road repair work.

Volunteers needed.

Issues Discussed during the summer meeting:

Gravel is need at the Fire Pit

The asphalt roads have cracks that need sealing

The loop road has a sink hole that needs to be filled and paved.

Dave and Duffy do not like the chip sealing approach.

Bob Thomas suggested we consider crack sealing vs the cost of repairing the roads.

Covenants, Bylaws, and Rules Committee — review current covenants, bylaws, and rules and RCW 64.38 Homeowners' Associations and other relevant laws — survey our community to determine whether changes are desired and draft proposed amendments.

Tom Rabideau, Tom Carpenter, Steve Hartpence, and Janice Anderson will serve on the Covenants, Bylaws, and Rules Committee

Issues Discussed during the summer meeting:

See Covenants, Bylaws, and Rules Committee Update below:

FireWise Committee — coordinate with state and local agencies to obtain FireWise grants and maintain our status as a FireWise community. Help ACC members identify FireWise improvements to their lot.

Wes McKitchny and Sean Courage will serve on the FireWise Committee

Issues Discussed during the summer meeting:

Wes and Sean obtained a grant from Washington State to help fund our Firewise expenses.

Social / Fire Pit Committee — help coordinate social gatherings, such as Fire Pit social gatherings and other fun activities.

Erik Rippe and Pete Grindeland will serve on the Social / Fire Pit Committee

Issues Discussed during the summer meeting:

History Committee — help gather stories and pictures to celebrate the history of ACC, the Alpental Valley, the ski resorts, and Snoqualmie Pass.

Charlie Sullivan (charlie.sullivan@rocketmail.com) will serve on the History Committee

Issues Discussed during the summer meeting:

Fawn Spady suggested we upload photos to our website.

Financial Committee Update

Dave Harja presented P&L.

Issues Discussed during the summer meeting:

Jim Spady suggested that we invest our road maintenance reserves in three tranches of rolling 3-month CDs.

Members suggested that we consider the following:

alternative dues payment procedures such as Bill Pay, Zell, etc.

Electronic payment discount'

Discount for making one payment for the entire year, rather than paying quarterly (i.e., the cost of money).

Architectural Committee Update

Janice Anderson, in accordance with our Covenants, is one of the two members of the Architectural Committee. The other position is vacant. In accordance with our Covenants, Janice will appoint a second member.

Issues Discussed during the summer meeting:

Janice reminded all members to contact her to obtain approval before repainting their chalets.

No A-frames over snow blowers

ACC Board Update: The Board is currently considering the following:

Fire Pit — adding gravel to improve the area

Road Maintenance — sealing the cracks in the roads to prevent pot holes

Text Message App — considering whether to subscribe to a text message broadcast app to deliver urgent communications

Brush cleaning is not in CSR's contract this year. Dave has asked CSR for a quote. Fawn suggested we consider other contractors.

Dave noted that brush cleaning and removal is scheduled for the 3rd Monday in September

Janice noted that Bluespan ruined her and others ditches.

The next ACC Member Meeting will be held on December 9, 2023

Covenants, Bylaws, and Rules Committee — Update

To amend the Covenants, we are required to hold a formal election. Each Lot gets one vote. To become effective, the new Covenant must be signed by a majority of lot owners and recorded with the King County Auditor.

Tom Rabideau is the acting Chair of the Covenants, Bylaws, and Rules Committee. Below are his ideas regarding how to proceed.

The committee should consider the following approach:

1)**Convene an initial Committee Meeting:** Meet in person or over Zoom (more than one meeting may be required). The goal of the initial meetings would be to review each element of the existing covenants, and assign a reference number to each element. Then, re-state in clear, simply language the meaning of the existing element.

2)**Survey the HOA membership** to get an idea who our members like the substantive meaning of the existing covenants; do our members like these rules, or do our members want to change the rules. The survey could have traditional numbers like 1-strongly agree — 5-strongly disagree, and should also have a place for comments.

2)**Re-convene the Committee:** Brainstorm ideas for amending each element. The objective would be to draft a few alternatives to our existing covenants that reflect better language, and more importantly, reflect the substantive ideas that surfaced from the survey.

3)**Prepare draft revised Covenants and Bylaws** with a few alternative proposals for each element of our existing covenants and bylaws.

4)**Circulate and survey the draft to our HOA members** to get comments about the new alternative, substantive, elements, and gage support for the alternative, proposed changes.

5)**Re-draft the covenants and bylaws incorporating the proposed changes** with the most support, and circulate to the HOA members to get a straw poll, thumbs up, or thumbs down.

6)**Send the draft to our attorney for review and comment.** Be clear with the attorney that this is final review. We do not want to entertain re-drafting the documents for eloquence and style. If any changes are needed they must be substantive and required by law. This review should not take more than two hours.

7)**Incorporate changes recommended by the attorney.** If agreed that any recommended changes are needed and appropriate, revise the draft accordingly. If the changes are substantive, we will need to circulate them to the HOA members for comment.

8)**Conduct a formal vote of the HOA members,** and when approved, have the attorney file the required documents with the Auditor's office.