

Cattail Creek Community Association Board Meeting

January 17, 2019

6 p.m. 702 N. 19th Ave. Ste. 2A

Approved Minutes

- 1) The meeting was called to order at 6:01
- 2) Roll Call: Directors present - Katharina Freche, Randy Sullivan, Angie Matsen, Sue Greeno, Neil Ramhorst. A quorum was present. Jaymie Larsen represented At Your Service HOA mgmt, Inc.
- 3) Ty Traxler representing Confluence Consulting was present to discuss the Storm Water report and recommendations.
 - a. Recommendation (1) PUT in a sump – excavate a small sump pond. Then every few years scoop out and haul off.
 - b. Recommendation (2) outlet pipe – excavate the sediments that are plugging it up.
 - c. Recommendation (3) install 2 or 3 staff gauges to monitor accumulation and determine the need for excavation.
 - d. Notes: Monitoring wells are continuing to monitor the ground water. Ground water in pond #4 is just a few inches below the ground. Cost estimate for all the recommendations is roughly \$8,415K. They can work with the contractor and offer oversight. Recommend work to be done in late winter before the violent run off. It could be beneficial from a cost standpoint to look at all of the ponds or three or four at a time. Ty will get a cost estimate to the board for evaluating the other ponds and which should be prioritized.
 - e. Randy Sullivan motioned to move forward with recommendations on pond 4. Neil Ramhorst seconded. Motion Passed.
- 4) Water rights update – Sandy Hamilton has been notified that the board would like to meet with her to discuss water rights. Carolyn Calvin named Allanna Griffith as an attorney who deals with water rights.
- 5) Carolyn Calvin submitted an application to become an interim board member. Neil Ramhorst interviewed. Randy Sullivan motioned that the Board accept Carolyn Calvin's application for the board. Angela Matsen seconded. Motion passed.
- 6) Minutes from Previous Meetings
 - a. Randy Sullivan motioned to accept September's meeting minutes, Sue Greeno seconded. Motion passed.
 - b. Katherina Freche motioned to accept the October annual owners meeting minutes, Randy Sullivan seconded. Motion passed.
- 7) Sue Greeno motioned that Carolyn Calvin be appointed as Secretary. Angela Matsen seconded. Motion passed.
- 8) Management Reports:
 - a. Financial reports were presented. Randy Sullivan motioned that they be accepted, Sue Greeno seconded. Motion passed.
 - b. Enforcement: two properties in the Park Creek Townhome HOA have been asked to submit for fence approval but have not. Fine is \$500. A letter a letter and C1and \$150 invoice will be mailed with a deadline to submit application and payment of January 31, 2019.

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- e. An owner on Foxtail requested that his fine for trash can violation be deleted. Angela Matsen motioned not to remove the fine. Sue Greeno seconded. Motion passed.
 - f. Foxtail design review Inspection request for discrepancies. Form a game plan for February meeting.
 - g. Committee progress reports and updates:
 - a. Design Review
 - i. **AI**- Fen Way ADU height – Sue Greeno motioned to provide owner with a D1 letter requesting a C2 submittal and \$1K form fee.
 - ii. **AI** - Blackbird – Neil Ramhorst motioned that a form C2 for after the fact unapproved modifications be required with the \$1K form fee. Sue Greeno seconded. Motioned passed, with Randy Sullivan opposed.
 - iii. **AI** –a reminder letter to 3 properties on Sora Way needs to be mailed by March regarding expected completion dates along with a listing of what needs completed.
 - iv. **AI** - Angela Matsen motioned to follow the adopted fine schedule and fine an owner on Blackbird for installing two trees that do not meet the minimum size requirements. Sue Greeno seconded. Motion passed with Randy Sullivan opposed.
 - b. Covenant Revision update – The Bylaw Meeting is scheduled for Thursday, February 7, 2019 at the Holiday Inn Express by Costco. March 28, 2019 is the tentative date for the Covenant meeting. Sue Greeno, Jaymie Larsen, and Carolyne Calvin will meet to discuss how to run the meeting.
- Neil motion to adjourn Randy seconded.

Next Meeting Thursday, February 21, 2019 6 p.m.
At Your Service Office

Randy Sullivan to provide food.