

1 **CALL TO ORDER**

2 President Bruce Upton called the meeting to order at 7:03 pm.

3 **BOARD MEMBERS PRESENT**

4 Bruce Upton, Vice President
5 Shawna Wallace, Vice President, Violations Chair
6 Lisa Courneya, Secretary / Treasurer
7 Cliff McIntosh, Park Chair
8 Butch Hulstrom, Member at large
9 Joe Duran, Safe Streets Chair
10 James Madison, Member at large

11 **DETERMINATION OF QUORUM**

12 All seven board members are present so there is Quorum.

13 **STAFF PRESENT**

14 Michelle Wittmier-General Manager (GM)

15 **GUESTS PRESENT**

16 Nicholas Reynolds, attorney

17 **MOTION** by McIntosh (210818-01): Move into Executive Session to discuss legal issue

18 Second: Hulstrom

19 **MOTION** (210818-01) CARRIED without dissent

20 Moved into Executive Session at 7:10pm

21 **Motion** by McIntosh (210818-02): Move out of Executive Session

22 Second: Courneya

23 **MOTION** (210818-02) CARRIED without dissent

24 Returned to Regular session at 7:47pm.

25 **MOTION** by McIntosh (210818-03): That we accept the legal advice that was discussed in the
26 Executive Session.

27 Second: Courneya

28 **AMENDMENT** by Duran (210818-01): That we delineate the costs for grinding.

29 Second: none

30 **AMENDMENT** (210818-01) failed for lack of a second.

31 Voice Vote on Main Motion: Yea- Courneya, McIntosh, Upton, Hulstrom, Madison, Nay- Duran,

32 Abstained- Wallace.

33 **Motion** (210818-03) passed to accept the legal advice that was discussed in the Exec Session.

34 **HOMEOWNERS PRESENT**

35 OWNERS

36 Adam Gregorich

37 April Janas

38 Jennifer Hornbuckle

39 Ian Wallace

40 Linda Thompson

41 Ryan & Rachel Gilbert

42 Leonard Owen

43 Scott Miller

UNKNOWN

Kasey's Pad

Galaxy S10

50 **ADOPT AGENDA**

51 MOTION by McIntosh: To accept the 8/18/21 meeting agenda.
52 Second: Wallace
53 Amendment by Duran to add the Jenks Park Tree project back on the agenda.
54 Discussion followed on setting the date for the project.
55 MOTION carried without dissent
56
57 **MOTION** by McIntosh (210818-04): That the forest project at Jenks Park happen anytime after
58 October 10th, 2021.
59 Second: Wallace
60 Voice Vote: Yea- Upton, Wallace, McIntosh, Duran, Hulstrom, Madison; Nay- None, Abstain
61 Courneya
62 Motion (210818-04) passed to set date for Jenks Park tree project any time after 10/10/21.

63 **APPROVAL OF MEETING MINUTES**

64
65 **MOTION** by Duran (210818-05): To take action on the 5/12/21 minutes, 6/23/21,
66 and 7/28/21, each separately.
67 Second: McIntosh
68 MOTION (210818-05) PASSED without dissent.
69
70 **President Upton** called for the vote on the 5/12/2021 Minutes (210818-05-1).
71 Voice Vote: Yea- Upton, Courneya, McIntosh, Hulstrom, Duran, Madison; Nay- Wallace.
72 Minutes to the 5/12/2021 meeting passed (210818-05-1).
73
74 **President Upton** called for the vote on the 6/23/21 Minutes (210818-05-2).
75 Voice Vote: Yea- Upton, Courneya, Hulstrom, Duran, Madison; Nay- Wallace; Abstained-
76 McIntosh.
77 Minutes to the 6/23/21 meeting passed (210818-05-2).
78
79 **President Upton** called for the vote on the 7/28/21 Minutes (210818-05-3).
80 A discussion followed regarding abstain votes, Wittmier provided information from our legal
81 counsel as requested from the last meeting. Duran disagrees with the information provided by
82 Wittmier and would now like an answer in writing from our legal counsel, before he is prepared
83 to action on the meeting minutes.
84
85 **MOTION** by McIntosh (210818-06): To move the adoption of the 7/28/21 minutes to the next
86 meeting, until legal counsel has provided written information regarding abstain votes.
87 Second: Duran
88 Voice Vote: Upton, McIntosh, Madison, Hulstrom, Wallace Duran
89 Nay: none
90 Abstain: Courneya
91 Motion (210818-06)

92 **SECRETARY- TREASURER REPORT**

93 Courneya reported:
94 • Financials information postponed until next meeting.
95 • Working on Newsletter for the website to include request for nominations.

96 **OFFICE REPORT**

97 Wittmier reported:
98 • Business as usual for this time of the year.
99 • Processing payments plans.
100 • Prep for Liens, training office clerk.

- 101 • Office network has been needing some assistance from our IT vendor. Working well
102 now.

103
104 **FACILITIES REPORT**
105 No Report

106 **ARCHITECTURAL**

107 Provided the Board with information on a request from a potential buyer requesting permission
108 to build a partially prefabbed house built in a block manner and that the individual would need
109 to make a formal request to the Board (as if functions as the Architectural Control Committee)
110 before WTMC could provide an answer to the question.

111 **VIOLATIONS**

112 Wallace led a discussion on Violations asking if we should go after homeowners who have
113 indigenous, and non- indigenous plants or Tuff sheds. Reiteration of the importance to
114 determine the definition of nuisance i.e., junk cars, occupancy of 5th wheels, Airbnbs, etc.
115 Questions on how can we utilize Pierce County's resources in this area of work. The outcome
116 was to determine and prioritize our violations to better deal with each appropriately.

117 **SAFE STREETS**

- 118 Duran reported:
- 119 • Business as usual
 - 120 • Postponing any work until the middle of September 2021, too late to get any meetings
121 going now.
 - 122 • A third person has expressed interest in helping.
 - 123 • Will be trying to focus on the neighborhood of West Tapps and maybe get something
124 started and grow from there.

125 **I.T.**

126 Covered in the Office Report

127 **UNFINISHED BUSINESS**

- 128 1. Issues with Fire abatement
129 Discussion ensued from action taken at last meeting on getting plans for how this is to
130 happen. Validity of report provided by our previous Facilities Manger and/or home
131 owners is questioned by Duran
132
133 **MOTION** by Duran (210818-07): That we move items 1 and 2 from this unfinished
134 business portion of the agenda to the responsibility of the Forest Management
135 Vendors we are going to hire in the next 4-6 weeks.
136 Second: Wallace
137 Discussion followed with the Board creating a plan to meet a Jenks Park at 9am on
138 Sunday 8/22/21 and doing 5 site visits using the map previously provided by
139 Courneya.
140 Voice Vote: Yea- Wallace, McIntosh, Hulstrom, Duran, Madison; Nay- Courneya,
141 Upton.
142 **MOTION** (210818-07) **PASSED** to assign these two items to the vendors we will hire.
143 2. Fire abatement – covered under prior motion.
144 3. Food Truck
145 Discussion on various aspects of this project including permit requirements and adding
146 WTMC as Additional Insured or can we accept a hold harmless.

