

Collins Lake Community Club

Board of Directors Meeting Minutes

July 21, 2024

Call to Order: The Collins Lake Community Club Board of Directors meeting was held on Sunday, July 21 2024, at 1:11 pm at the North Mason Timberland Library.

Attendees: Present; Debi Birch, Ben Flanig, Loren Chilson, Katie Matson, Keola Davis and Amber Dennis. Absent; Shaela Wall, Mike Hannah and Lisa Hoey. There were 3 member visitors.

Secretary Report: Following a review of documented approval of board minutes, it was noted several meeting minutes were not documented as approved. These minutes were reviewed by the board. K Matson motioned to "Accept the July 2024 Special Board of Director, September 2023, November 2023, January 2024, March 2024 and May 2024 minutes as presented" and was seconded by L Chilson. Motion passed unanimously.

Treasurer's Report:

The Treasurer was absent and provided a written report.

1. Total water accounts that are overdue total \$14,346.
2. Total HOA overdue accounts total \$43,771
3. One account on pay arrangement is not in compliance and one other is on the verge of not being complaint.

The Borad has active Liens on delinquent properties and all HOA accounts that are greater than 90 days overdue have been turned over to our attorney for wage garnishment. No additional Board action required.

Water Report:

L Chilson briefed the board on water usage. We are currently monitoring generator fuel to support propane refill. July usage is higher due to increased temperatures and a meter leak on a member's property. Short discussion regarding water facility security. L Chilson will bring an upgrade proposal to the Board at a future meeting. No board action taken or required.

New Business:

- 1) The water operation manager attempted to cancel our century link service due to reliability and we will be transitioning to fiber in our facilities. Century Link has not completed our request and a complaint has been logged with the Attorney General's Office and we have directed HOA-CS to not make payments to Century Link.
- 2) Discussed account 15433 request to waive late fees/lien release fees. Following this discussion the Board took no action to waive fees and expect the member pay all fees in full.
- 3) D Birch reported Mike Hannah resigned from the Board of Directors following the annual Meeting and prior to this meeting. Diana Snow, a visitor, expressed a desire to join the Board.

B Flanig Made a motion to "accept Diana Snow as a member of the Board of Directors" and was seconded by K Davis, motion passed unanimously.

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- 4) Discussion regarding Bylaw requirements for meetings and member attendance. We plan on having meetings in August and September. Over the Holiday months will move to bi-monthly meetings provided in person Board action is not required for community business.
- 5) Short discussion regarding property cleanliness. It is important that members contact the Mason County Health department as concerns arise.

The next Board of Directors meeting will be August 17th at the North Mason Timberland Library.

The meeting adjourned at 1:51 pm. Motioned by K Matson and seconded by K Davis. Motion passed unanimously.