

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING**

April 27, 2022

2:30 pm

DRAFT MINUTES

1. Call to Order

President Skinner called meeting to order at 2:31 pm.

2. Determination of Quorum

Quorum present to start the meeting, with Gil Skinner, Christine Spagle, Joe Guillien, Peggy Ponto, and Dave Jurca present. Bob Chadwell was absent. Gary Caven joined meeting after Board appointments. The SBCA General Manager and three additional SBCA members were also in attendance.

3. Approval of Agenda

Motion for approval of Agenda: Motion carried 5/0.

4. Board Appointments

Motion to appoint Gary Caven to Board to fill seat vacated by Bill Wight. Term expires in July 2022. Motion carried 5/0.

5. Lot Amendment

Director Jurca reviewed all items proposed to be included in the SBCA Master Declaration Amendment Packet. Motion to approve contents of items being sent to SBCA members to facilitate a vote on June 1st to amend the SBCA Master Declaration. Motion carried 6/0. The General Manager was authorized by the SBCA Board to send the complete packet to the publisher, so packets can be sent to all SBCA members no later than May 9th, 2022.

6. Complaints

- *Bayview*
 - o *President Skinner proposed a letter and read it to the Board; the purpose of the letter was to solicit the Bayview Village Board's input on a preferred resolution to the residential parking complaint in Bayview, prior to the SBCA Board making its final determination. Motion to approve the letter as written. Motion carried 6/0. The SBCA General Manager will send the letter to the Bayview Board on behalf of the SBCA Board, as soon as practicable.*
- *Olympic Terrace*
 - o *President Skinner reviewed key elements involved in a Olympic Terrace I landscape complaint. The Board discussed the landscaping items motivating the neighbor to complain,*

property boundaries, SBCA ARC application and approval process, and other issues to be addressed at a future hearing. Motion to approve a letter, to be sent to both parties, for the purpose of scheduling a hearing of the Olympic Terrace I complaint matter. Motion carried 6/0. The Board will draft the letter and instruct the SBCA General Manager to send out via email, on the Board's behalf, to both parties.

7. SBCA Letter of Recognition

President Skinner proposed a letter of recognition be sent to both Doctor Michael Haberpointner and Doctor Bailey O'Hotto for their time and efforts to conduct the Fitness Center Equipment Orientation sessions at the Bay Club earlier this month. Motion to approve the letter as written. Motion carried 6/0.

8. Private Club Liquor License status

President Skinner and General Manager Torres reviewed with the rest of the SBCA Board members the conclusions that were drawn from a recent discussion between the SBCA and the Washington State Liquor Control Board licensing and enforcement division representatives about the potential for the SBCA to qualify for a (annual) Private Club Liquor License. Based on the direction and feedback from the WSLCB representatives, pursuing the Private Club licensing could be very beneficial to the SBCA. No decision was made by the Board to pursue the matter further. The matter was tabled for further discussion at the Board's next scheduled meeting.

9. SBCA Committee vacancies

President Skinner noted the numerous vacancies on various committees, including Chair positions. Noted temporary assignments were President Skinner to continue as acting Chair of H&F Committee and Activities Committee, Director Jurca assuming position as acting Chair for the Architectural Review Committee and adding new Board member Director Gary Caven to the Activities Committee.

10. New Business

- *The SBCA at it last meeting, designated [David Huhs](#) with Laurel Law Group as new General Counsel for the SBCA.
 - Motion to approve expenses as defined in David Huhs' recent email associated with scheduling a site visit out to the Bay Club to meet with the SBCA Board and General Manager, tour the Bay Club facility and SBCA Villages. Motion carried 6/0.*

11. Adjourn

At approximately 3:43pm, Motion to adjourn. Motion carried 6/0.

Next SBCA Board Meeting: Thursday, May 12, 2022

Next SBCA Board workshop date: TBA