

Minutes

Sahalee Homeowners Association

Board of Director's Meeting

November 12, 2013

A quorum was established and the meeting called to order at 6:38p.m. Board Member(s) Present: John Paff, Kenton Schoch, Young Ha, Scott Digert, and John Bulkow. MC Member(s): Cheryl Schoch, Wendi Eldridge. Homeowner(s) Present: Brandy Payne, Mindy Baum & Anatoly Zyatitsky, Olga Alvord, Dan Fawcett, & Craig & Sarah Smith. Guest(s) Present: Rob Schmitt, attorney, with Landye, Bennett & Blumstein, and, Manager, Dean Des Lauriers, of Pacific Rim Properties.

The agenda was approved without objection.

The minutes of October 9, 201 were approved, without objection.

Treasurer's Report: The Board accepted the treasurers report.

A. NORTHRIM (Checking)	\$ 7,213.88 as of 11/12/13
B. NORTHRIM (Reserves AK CD)	\$ 58,558.24 as of 11/12/13

Delinquency Report: No accounts delinquent as of 11/12/13

Homeowner(s) - None.

APPEAL(s) – None.

Violation(s) – None.

Committee Report(s):

A. Architectural Committee Report (MAC): None.

B. Landscaping – Owner recommended that the bike/walkways be de-weeded this coming summer.

C. Newsletter/Directory –For updates contact Eric Gillespie at emgillespie@yahoo.com

Unfinished Business:

A. None.

New Business:

A. Review discuss attorney opinion regarding assisted living home in the neighborhood – Attorney Rob Schmitt answered questions posed by the owners and Board regarding the rights and responsibilities of the HOA and the Assisted Living Facility that is operating in the Association. In short the courts have consistently determined that the “The Fair Housing Act” (“FHA”) protects this type of housing from the application of special requirements through restrictive covenants that have the effect of limiting the ability of (disabled persons) to live in a residence of their choice, and that the amount of traffic generated by such homes is not relevant to determining whether the use such homes violate the restrictive covenants. The Association must treat the owner /residents of these types of homes as it would any other owner with in the Association, and the residents of the Assisted Living Facility must comply with the rules that would be generally enforced upon all owners. No action was taken by the Board.

B. The Board reviewed, and with changes approved the proposed 2014 budget. The Annual dues for 2014 are set at \$241, effective and due on January 1, 2014.

C. The Board will address the walkways/bike path over growth in the summer.

D. The Annual Meeting was set for January 8, 2014 at Trail Side Community Church at 6:30pm, sign in with pizza and drinks provided, meeting will start at 7:00pm

The next Executive Board meeting is scheduled for January 8, 2014, immediately following the Annual Meeting.

Meeting adjourned at 8:25 p.m.