

PRESERVE ASSOCIATION BOARD OF DIRECTORS

REGULAR MEETING

Wednesday, February 12th, 2025 6:00 pm

AGENDA

Resident Comments and Concerns:

Meeting call to order: President, Michael Beukema at 6:02 pm

Present: Michael Beukema, Tim Rush, Shon Clark, Ali Clare, Anya Brook, Cindy Fuchs (Admin), Scott Anderson (General Manager)

Absent: Paul Musegades, Traci Bartz, Kent Wood, Lisa Hokkanen

Agenda approval:

Motion made by Michael and seconded by Ali to move the board discussion portion of the meeting in front of the board business portion. Resolve to approve the agenda for February 12th, 2025. Moved by Tim and seconded by Ali. Passed

Approve Minutes:

Resolve to approve the minutes of January 8th, 2025. Moved by Ali and seconded by Tim. Passed

General Manager Report:

Finance:

- **Dues Collection:** Are behind 2024 at this point. Three apartments paid early last year, otherwise even.
- **Collection Letters:** 7 letters sent 1/2/25, 2 paid in full, 1 on payment plan, 4 proceeding to lien.
- **Foreclosure:** Pre-foreclosure letter was unsuccessful, commencing foreclosure process.
- **Resident in foreclosure:** Foreclosure judge granted our motion, once the order is signed, Sheriff Sale is scheduled.

Pool:

- Settled on 2 new Team Leads to replace those not returning this year.
- Lifeguard letters will go out today inviting back 2024 lifeguards.
- Need to set daily and seasonal rates for 2025 season.
- Offered to pay for WSI training to incent guards to become instructors.
- Contracted a Lifeguard instructor to certify new or old staff.

Grounds:

- Bridget is 6 weeks into her position.
- Community Garden rough plan for the current brush pile area.
- Meet with Tree Trust regarding assistance for tree planting event.
- Arranged streamline ordering and pick-up of city trees.

Office:

- Audit scheduled for March 5th
- Insurance: Annual Premium \$18,298 – 9.5% increase.
- Met with all Apartment building managers regarding involving their residents.
- Researching a Summer weekly lunch program for neighborhood children.
- Newsletter: New format rolled out. Electronic distribution went out Feb 7th

- Looking at installing a new drinking fountain with bottle filler in the barn.
- Preliminary investigation into paperless billing option for annual dues.
- Looking into scheduling for painting the downstairs of barn.

Treasurer's Q&A: Treasure absent, will table for next meeting.

Committee Reports:

1. **Investment:** Currently, reserve funds ETFs and fixed income both have an approximate annual return of 8%.
2. **Design Review:** Received and approved 1 request this year.
3. **Maintenance:** Working on general maintenance for snow plow, purchasing new cover for dive well, ordering picnic tables and pickle ball benches; scheduling barn roof replacement.
4. **Event:** Winter Blast March 1st 1-4 pm. Tai Chi offered Thursdays in March. Spring clean-up day 4-22, Blood Drive, Garage sale 5-17, Bike Rodeo 6-1.
5. **Landscape:** Researching ideas and collaboration opportunities.

Motion made by Michael and seconded by Tim to dissolve the landscaping committee in its current form.

Discussion: Felt this committee was hastily implemented without guidelines, objectives, and direction. A reset and relaunch with a well-defined charter and more community involvement going forward is desired. Passed

Board Business:

- A. Approve Secura insurance for 2025.
 - a. Resolve to approve Secura Insurance at \$18,298 for 2025.
 - b. Moved by Michael and seconded by Shon. Passed.
- B. Motion to discuss General Manager's 2024 Performance and Goals for 2025 moved by Michael and seconded by Ali.
- C. Approve General Manager hourly rate 2025.
 - a. Resolve to approve 5.5 % increase for 2025.
 - b. Moved by Michael and seconded by Shon. Passed.

Board Discussion:

- Create a Community Garden Taskforce: Anya met with Bridget to get a vision for a community garden and ideas to provide education for our residents. GM would like to see a task force implemented to plan, design and create guidelines for a community garden.

Motion made by Tim and seconded by Anya to dedicate an area on Preserve property to a community garden. Passed.

- Dog Park Area- tabled for next month.
- Complaints regarding an Airbnb on Amsden Way in The Preserve. A homeowner in The Preserve is renting out a room in their home by the night. Residents are concerned about the extra traffic and strangers to their street with these short term rentals. Michael went to the city and was informed that a license for an Airbnb is needed. The renter has a license for the next 11 months. The board will email Scott with questions for our attorney to answer and be ready to come up with a course of action at the next meeting.
- Pickleball and Tennis courts- tabled for next month.
- Xerces Society.
- Open board positions in May. Tim, Shon, Kent.
- 2025 season free guest pool passes for residents' guests.

Motion made by Michael and seconded by Ali to add 15 total passes to each household for the 2025 season.
Passed.

Adjourn Board Meeting at 9:30 pm

Moved by Michael and seconded by Shon at 9:30 pm

Upcoming Dates:

- Winter Blast March 1st
- Next Board Meeting: Wednesday March 12th 6:00pm
- Spring Clean-up Day: April 22nd
- Blood Drive: April 23th
- Tree Planting event May 10th - tentative
- Annual Meeting May 13th
- Garage Sale: May 17th
- Pool Opens: May 24th
- Bike Rodeo June 1st

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