

**SEMIAHMOO RESORT ASSOCIATION (SRA)
BOARD OF DIRECTORS EXECUTIVE COMMITTEE
ONLINE SPECIAL MEETING
March 26, 2020**

CALL TO ORDER: The meeting was called to order at 5:45 pm.

CONFIRMATION OF QUORUM: Five of the Executive Committee members were present via Zoom; therefore, a quorum was established. Those present: Alec Berkman, Carole Gaasch, Julia Green, Michael Hayden, and Dave Ulis.

Also, In Attendance: Debbie Smith, SRA Executive Director and Lori Thorne, Administrative Assistant and Note taker.

SRA Board President Alec Berkman reviewed the Guidelines for the Online meeting.

AD HOC COMMITTEE REPORTS AND RECOMMENDATIONS:

1. **ASC, David Ulis for ASC Chairpersons Joel Green and Wally Greenough:** David advised the board that the City of Blaine has requested some changes be made to the submitted plan for the Marin C building. Curb cutting: After discussion a motion was adopted to table approval of the guidelines until such time the entire board can review, discuss and vote. A homeowner with a current submission will be notified that the delay could be up to 90 days.
2. **Communications, David Ulis:** A motion was adopted for the SRA to hold an annual Town Hall meeting in April (or May) in addition to the Annual General Meeting. The Town Hall Meeting will be scheduled for May 2, 2020 in the Palmer Room at the Semiahmoo Golf Club.
3. **Environment, Jennifer Plombon:** Jennifer's Environmental Committee report was reviewed.
4. **Finance, Julia Green:** Julia reported that the SRA has reinvested \$200,000 in two CDs. The interest rate for both CDs is 1.5%, and the maturity dates are staggered. Staff was directed to proceed normally to collect dues assessments, and to apply late fees, and interest when necessary. A resolution to restructure the mortgage loan and line of credit for the SRA Center was read by SRA President Alec Berkman and adopted. Debbie will find out how the documents can be signed remotely.

Financial Report as of February 29, 2020: Debbie provided an update on cash balances and the Accounts Receivable Aging Summary. The report was preliminary due to the Financial Review currently underway by Archer Halliday.

5. **Governance, Mike Hayden:** A motion was adopted to form a new sub-committee of the SRA Board of Directors dedicated to review the CC&Rs and current policies,

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responsibilities, and procedures for sub home-owners associations. This dedicated committee will be comprised of five members and include responsibilities to maintain stormwater systems in common areas belonging to sub-homeowners' associations. A motion was adopted to form a sub-committee of the board to review the Fines and Enforcement Procedures for violations of the requirements for property maintenance as written in the SRA CC&Rs.

6. **Maintenance, David Ullis:** David reported that committee members find it frustrating to identify undeveloped lots with the maps that are currently available. Maps have lot numbers and not addresses, and lots can be hard to distinguish from one another. He would also like to see maps that include stormwater systems throughout the community. He will be reaching out to the Kathy Stauffer Realty team to inquire about the SRA having access to the mapping software they are using to create an updated community map. David would also like for the SRA to have better data on home occupancy, and how many residents are living in Semiahmoo full time, part time, or have vacations homes in the community.
7. **Safety and Security, Carole Gaasch:** A report from Carole was reviewed. Forming of Neighborhood Watch groups is a focus of the committee. However, it is on hold pending the end of the Corona Virus crisis and lifting of stay at home/social distancing restrictions.

Closing Comments:

1. Governor Jay Inslee's Official Guidance that residential construction is not an essential activity was discussed. A decision was made to post signs on the gates to state that:

"For the safety of our community the SRA requests that you abide by the Governors' order. Residential construction and commercial landscaping within the gates of Semiahmoo are not allowed during the current health crisis."

This wording will be reviewed by the SRA's Lawyer, prior to posting at each neighborhood entry gate.

The next meeting of the full board will take place on April 16, 2020.

Adjournment – The meeting adjourned at 7:15 pm.

Respectfully Submitted,

Carole Gaasch, Assistant Secretary

Lori Thorne, Administrative Assistant

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