



## **BOARD MEETING AGENDA**

**May 14, 2025**

**6:00PM at the home of George & Becky Karschney, 173 Blue Mountain Rd.**

- I. Call to Order**
- II. Roll call of Officers**
- III. Acknowledgement of Visitors**
- IV. Board Acceptance of Agenda**
- V. HOA Member Forum**
- VI. For the record approval of the Minutes from the March 12, 2025 Board Meeting**
- VII. Reports**
  - A. Treasurer**
  - B. Facilities/Grounds**
  - C. Committee Reports**
    - 1. Architectural Control**
    - 2. Social & Welcoming**
    - 3. Gate Maintenance**
    - 4. RV Lot**
    - 5. Tree Management**
    - 6. CHHA Neighborhood Ready**
    - 7. DNR firebreak and Pre-Commercial Thinning.**
      - Ramona reports that they are currently taking bids on the project and expect to do the work this July.**
      - The Neighbors whose property borders the proposed North firebreak have been alerted that contractors are walking these areas.**

## **VIII. Old Business**

### **A. Update regarding changes and revisions to the Rules and Regulations.**

During the 30-day community comment period the Board received comments from three Lot Owners. Changes were made based on Lot Owners' comments, and the Rules and Regulations are now ready for final review and adoption.

### **B. Discussion of updates to CC & R's and Bylaws**

### **C. Letter to Camano Hills Water Co. regarding emergency notification procedures.**

## **IX. New Business**

### **A. Community Contact**

### **B.. CHHA Neighborhood Ready 2025 Request for Funding (See attachment)**

### **C. Special Meeting Notification and Minutes. (See attachment)**

### **D. Road Report**

## **X. Other Business**

## **XI. The next Board Meeting is on July 16, 2025**

## **XII. Adjournment of Meeting and to Executive Session (if necessary)**



## **CAMANO PREPAREDNESS GROUP**

P.O. Box 1325

Stanwood, WA 98292

[www.camanopreparednessgroup.org](http://www.camanopreparednessgroup.org)

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### **Camano Hills - Neighborhood Ready - 2025 Funding Needs**

Implementation support (should be a one time expense)

1. Administrative - Residents Packet folder, page protectors, dividers, color printing, etc. 220.00

2. Personal Protective Equip. (helmets, safety vests, safety glasses) for leads/back-ups (partially supplied by CIF&R)  
\$20 X 5 people = \$110.00

3. Trauma Kits - Tourniquet, Quick clot, Compression Bandage \$60.00 X 5 areas = \$330.00

4. GMRS Radios License - \$35.00 X 10 = \$350.00 for leads /  
(10 year license) back-ups

5. Picnic / Exercise - annual practice event at \$66.00  
Burgers + pot luck + BYOB

**Total 2025**

**\$1076.00**

## **Minutes from Special Meeting concerning the property at 266 Jim Creek Road**

April 7, 2025 @ 6:30 PM

Board Members present, Curt DeClue, Jan Karlberg, George Karschney and Rob Berrett

Attached is the **Notice of Special Meeting**

The Board members discussed the complaints regarding the above mentioned property and the previous attempts to get the homeowner to comply with the CC&R's regarding the above mentioned property.

It was decided to send a certified letter regarding the violations cited and also attempt to hand deliver a copy as well.

"The Board reviewed and approved a formal "Notice of Violations" document to be delivered to the property owner, which specifies the various violations of the HOA's R&Rs and CCRs."

The property owner was given a 30 day period to remedy the situation.

The meeting ended at 7:30 PM.

The letter was hand delivered on April 11, 2025 and the certified copy was sent the same day.

## Notice of Special Meeting

### **Camano Hills Homeowners Association Board of Trustees April 7, 2025**

The undersigned members of the Camano Hills Homeowners Association Board of Trustees hereby call a Special Meeting of the Board to be held on Monday, April 7, 2025, at 6:30 p.m. at 287 Jim Creek Road.

The purpose of this Special Meeting is as follows:

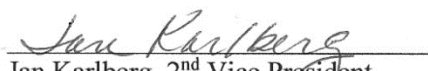
- to determine whether the owner of Lot 6, Division II, of the Camano Hills subdivision (266 Jim Creek Road) is in violation of any of the Rules and Regulations and/or the Covenants, Conditions and Restrictions in force in the subdivision; and,
- if the Board determines that the owner is in violation of any such Rules and Regulations and/or Covenants, Conditions and Restrictions, to decide upon the enforcement actions to be taken by the Board.

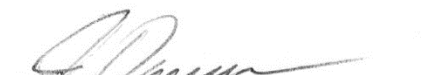
This meeting is called under the authority of Section 4.8 of the By-Laws of the Homeowners Association which permits a Special Meeting to be called by one-third of all Trustees. The undersigned also waive any notice which might otherwise be required for this meeting under Section 4.8 or 4.9 of the By-Laws. All signatures dated April 7, 2025, except as noted for President Mark Siegel

TRUSTEES:

  
Curtis DeClue, Vice-President

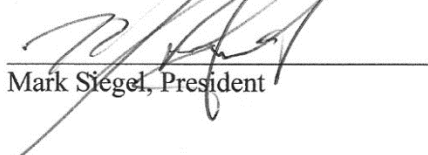
  
George Karschney, Treasurer

  
Jan Karlberg, 2<sup>nd</sup> Vice President

  
Jim Owen, Member

  
Robert Barrett, Secretary

Due to travel commitments, I was unable to attend this Special Meeting. I waive any notification requirements for this meeting, and I assent to all decisions and actions taken at this meeting.

  
Mark Siegel, President

Date: 4/7/25