

Camano Hills Homeowners Association Annual Meeting Agenda 12/10/2022

Please review this agenda before the meeting. If you are unable to attend the meeting to vote in person, give the signed ballot to a neighbor, a board member, or mail it to CHHA, P.O. Box 727, Stanwood, WA 98292. Our annual meeting will be held at the Island County Multi-Purpose Center, 141 N. East Camano Drive, on December 10th at 5 pm.

1. Call to Order

2. Acknowledgement of Quorum

3. Introduction of the Board of Trustees

David Crumpley, Curt DeClue, Steve Arnold, Toni Nicholas, and Debra Wade

4. Introduction of Committee Heads and Others

Architectural Control Committee –George Karschney, Rob Berrett, and Phil Karlberg

R.V. Lot Manager – Rob Berrett

Gate Engineers - Rich Huyler and Oluf Timmol

CHHA Pavilion Reservations Picnic/Recreation Area - Cindy Marriott

Social and Welcoming Committee - Sarah Berrett, Susan Owen, and Deb Wade

Community Roster- Sarah Berrett

Camano Hill Road Clean-up- Michael & Christine Russell

Chainsaw Team- Rhett Andelin, Kirk Augustine, Rob Berrett, David Crumpley, Eric Emery, Steve Hanna, Peter Mottner, Jim Owen, John Parker, Jeff Paxton, Michael & Christine Russell, Bruce Sheppard, Bill Swander and Jeff Wade

Gate Decorations- Kris & Bruce Sheppard

5. Introduction of our Newest Neighbors Since the Last Annual Meeting

Khaled & Jenny Al-Shafie
265 Jim Creek Rd.

January 2022

Kim Perry
127 Glacier Peak Dr.

April 2022

6. Reading and Approval of the 2021 Annual Meeting Minutes with Addendum

(Included in the attachments)

7. Treasurer's Report (Included in the attachments)

8. Committee Reports (if any)

9. Unfinished Business from 2021 Annual Meeting (if any)

10. New Business

A. CHHA Reserve Update (Included in the attachments)

B. Vote on the 2023 Proposed Budget (included in the attachments)

C. Vote on Audit Proposal (Included in the attachments)

Washington State Law 64.38.045 regarding Homeowner Associations;

Associations with annual assessments of \$50,000 or more requires an audit; however, can be waived by 67% percent of the owners. GAAP (generally accepted accounting principles) not required; however, “keep financial and other records sufficiently detailed to enable the association to fully declare to each owner the true statement of it’s financial status”.

From the Washington State Legislature;

At least annually, the association shall prepare or cause to be prepared, a financial statement of the association. The financial statements of associations with annual assessments of fifty thousand dollars or more shall be audited at least annually by an independent certified public accountant, but the audit may be waived if sixty-seven percent of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.

D Election of New Board Member

There is one Board of Trustee opening. Debra Wade’s term is ending. Mark Siegel is running for the open board position.

Mark Siegel is VP Business Development of ABS/Keycode Media most recently President and Founder of Advanced Broadcast Solutions (ABS). With over 35 years’ of experience in television, broadcast and streaming media, Mark has consistently demonstrated commitment to customer satisfaction, excellence in service, and technologies for tomorrow. Prior to founding ABS, Mark served as Senior Partner and Vice President of Business Development at Digital Systems Technology (DST). Mark’s passion to create solutions from technology began early, while at the Robert Louis Stevenson School, where he was introduced to technical theatre, and where he built one of the first high school FM licensed radio stations in the country: KSPB, progressive rock in Pebble Beach, California.

11. Announcements and Open Forum

12. Adjournment