

## Woody Creek Metro Board Meeting Monday, May 6<sup>th</sup>, 2019

### Action Items highlighted in yellow

Board members in attendance: Nikki Allen (NA), Cecilia Sanchez (CS), Patty Hamilton (PH), Sarah Evans (SE),

Members of public: Gus Fliss (GF), Donny Mac (DM), Peg O'Brien (PO), Scott Kenner (SK), Consi Marlow

1. Call to Order
2. Consideration of agenda – PO noted that there was not a place for Public Comment, board agreed to add it
3. Motion to approve minutes from previous meeting: Nikki, Patty seconded all in favor
4. Public Comment:
  - Peg Obrien noted that behavior amongst neighbors has been erosive, then she left, and returned later.
  - Scott Kenner is interested in the Playground Committee, board encouraged him to introduce himself to Brad. Cecelia noted that a playground would help with safety for young kids.

No other public comment

#### 4. Recap of April 15<sup>th</sup> Special Meeting: Donny:

- good response at meeting, 15-20 people attended. Many of those who take advantage of the space did not attend meeting
- received a half dozen responses during response phase
- survey is complete
- 3000 square feet was discovered from survey-common tract 2 – further than where previously thought
- Donny shared map
- Developing permit parking plan – still in the works
- Financial plan – Gus Fliss noted that would be within the covenants
- Donny expressed need for direction from the Board to pursue a plan for permitting, SE replied that the board approves of them to continue the work that they are doing – they are on the right track
- Donny suggested one of the first steps to take is to remove current fence and build new fence that correctly demarcates the lot line
- Gus noted that a footpath/easement exists– Donny agreed that there is currently an easement per the PUD
- Sarah noted that legal advice is a crucial next step
- Legal notices – how to go about? It will be necessary to tow people who do not comply – Fines: Rhonda Bazil (former attorney) helped develop fees and delinquency fine structure in the past – **parking committee to puruse**
- Peg cited from the SDA Board Manual: encroachment onto public property – Peg gave citation p. 41 in 2017 edition – a legal citation for enforcement
- Storage units: not part of the parking committee's project right now
- **Gus requested that Patty sign the agreement with attorneys Balcomb and Greene in order to puruse legal work for the project**

- Nikki reminded group that she asked that the Board take on the topic of the storage units
- Donny asked that the visitor parking on the south side of the park be addressed.
- Donny asked that someone talk to Danny Q about cleaning up the open space – Sarah volunteered to do so
- Pricing: priced to pay for the enforcement of the code- yearly fee: fencing, enforcement, bookkeeping, not to increase funds for the WCMD
- Cecelia asked about visitor parking added to that area – Gus responded that there were supposed to be 8 more spots
- Sarah suggested that the 8 additional parking spots be added to the Parking Committee's agenda as they are addressing the visitor parking at the south – Gus has data and information and will help Donny and Guy
- Gus and Andrew to take the plan to Balcomb and Greene to get their recommendations
- Patty to attend meeting with Attorney and Gus – Gus to organize
- June 10<sup>th</sup> 6:30 special meeting for parking committee to present after seeking and receiving legal recommendation – Nikki to be in touch with Andrew to announce
- Nikki to be in touch with Guy to see what data he has as far as appraisal of the storage and costs of insurance
- Sarah to connect Krystin to Nikki and Andrew for timeline and content
- Cecelia brought up notifying plans to Tex as majority of items in area purportedly belong to him – Donny said he would personally deliver mail to Tex

6. Sarah explained need for norms and meeting procedures – board agreed, Sarah will draft those and get theme to Andrew

7. Nikki explained that we have a quote from Comcast – the longer we wait the more expensive it's getting

- Funding still for this? Yes, Gus, Sarah, and Krystin need to get together to reconcile
- Comcast will run a line from pedestal to trailer – individual homeowners responsible for making connection, no burying included
- Gus has heard back from Century Link

8. Outsource Management of infrastructure project – Gus; Sarah insisted that Gus invoice WCMD, Gus agreed that he would

- Enough budget to get Rick (Century Link) – Board reviewed the fact that Gus has the power and budget to move forward
- Nikki motioned for Board to direct Gus to manage and undertake the work to complete the cable and phone infrastructure. Sarah seconded. All in favor.
- Patty asked if the sewer system is part of the infrastructure project as she is having issues – it was clarified that anything within a property line is the resident's responsibility
- Consi to be in touch with Gus with determinations from AVMM
- Discussion about community awareness about what not to put down the toilet – website and posting- Sarah or Nikki

9. Review and discussion of Andrew's memorandum: Board not ready – to be prepared to discuss at next regular meeting – SE to send out memo to board

10. Discussion of relationship between APCHA, county, Gallagher and potential to hire a property management team – SE will start getting quotes: need list of tasks – SE to get list from Donny, NA to help

11. Water Conservation Policies: Community awareness and education - Peg suggested Andrew and Krystin put an announcement on the website – board agreed – SE to ask Andrew to do this

12. Infrastructure Report – see notes above, Gary mentioned a crack on the man hole

13. Financial Report – Sarah reported that we are currently on or under budget, though the budget is small and anything extra, such as property manager, will cause fees to go up

- Investing money: Sarah to ask Guy what he knows

14. Administrator's report: Andrew absent

15. a. recycling – the recycling bins are overflowing; Gary suggested that people are putting their garbage into the recycle bin; discussion about fining and monitoring the issue – trash behavior an issue – bins being used for non-domestic items – discussion about community awareness and enforcing fines – how to do it? Need more data for the issue? New Signage – next meeting

b. Garden committee- not present

c. playground committee – not present

16. New Business – see above

17. New agenda Items: see above