



Harborview Estates Community Club
PO Box 2491 Blaine, WA 98231

HVECC ANNUAL GENERAL MEETING MINUTES

September 10th 2022 10:00 AM

Board Members present: Sherrie Forslof – Lot 67 (Vice President), Nancy Willey – Lot 73 (Secretary/Treasurer), Rhonda La Chappelle – Lot 12 (President), Wayne Brigden – Lot 77 (trustee), Cindy Polley (BBTA)

Note: Kyle Ricks/Lot 2 taking Minutes at meeting.

Attendance: 26 lots + 4 Proxy forms

Proxies: Mindy Scott – to Paul LaChappelle
Lorna McTaggart – to Nancy Willey
Rosita Tabak – to Nancy Willey
Note: There was a fourth but Nancy cannot locate it. IT is assumed a member may have accidentally picked this up.

10:07am Meeting called to order

10:08am Acknowledgement of a letter from Cheryl Marusiak sent to the community.
- Rhonda LaChappelle

From Letter – Paragraph 2 was read
From Letter – Paragraph 3 was read
From Letter – Paragraph 4 was read
From Letter – Paragraph 5 was read

Rebuttals were made to each
Cheryl Marusiak refuted on paragraph 4 that she was promised zoom access.

Board has 4 affidavits which have been submitted to the lawyers.
Keith Simonds (prior president) explained not putting slander discussion in the minutes of a specific Board Meeting because Cheryl had said she had a suspicion of misconduct regarding work on trees in the commons including work on trees on the property of Chris Phillips. Keith was trying to keep this separate from Board business..

Kyle Ricks aggressively shared information about meeting minutes location, tree concerns, bid process, and the problem with Bylaws Article IX, section VI.

Board refuted that it was not public record because it was not posted. Kyle Ricks again stated that they are public record and meant to be available to all members when requested.

The Lawyer for the HOA, Phillip Buri had been consulted by the board. The board was advised not to engage on the issue.

Here the discussion became animated. Comments from members outpaced the speed of which clear notes could be taken.

Keith Warkentin: Would the board entering into minutes that the issue has been resolved and that it does not accuse anyone of slander, resolve the issue? (Note: This member and multiple others stated their understanding that the minutes are not supposed to have things removed after the fact). Cheryl Marusiak responded stating her legal advice was that it can be removed.

Here the discussion once more became animated. Comments from members outpaced the speed of which clear notes could be taken.

Rhonda LaChappelle asked what Cheryl Marusiak wanted from the board.

Kyle Ricks suggested a note in the AGM that this is disputed. Also will add a statement in the minutes for January 18, 2022 to explain the situation and that there is no ill intent meant to impune the character or actions of either Cheryl Marusiak or Chris Phillips. This was agreed to by Cheryl Marusiak.

[Statement from HVECC Board of Trustees.](#)
[Minutes from January 18, 2021](#)

Furthermore Article IX, section VI will be adjusted per bylaws to be more clear.

10:41am **2021 AGM Notes** – Rhonda LaChappelle
Motion to Accept: Paul LaChappelle
Motion to Second: Sue Phillips
Vote: Unanimous

10:46am **Treasurer's Report/Profit Loss** – Cindy Polley (BBTA)
[Budget Document](#)
[Profit & Loss Report](#)
[Balance Sheet](#)

Brief description of what they do for the organization.
Accounting is done on an Accrual process of accounting

\$5,591.31 in the bank 8/31/22
Accounts Receivable: \$727.77

Question asked about bids for lawn care.

Sherrie Forslof stated they did not get it in February 2022. It is intended to do this this year. The board is also talking to the Lawn Care Service for weed control on the walking path.

member Motion to Accept: Kyle Ricks
 Second: Name of the second was not caught by Kyle or any board
 Vote: Unanimous

New Business

11:01am **Commons** - Rhonda LaChappelle

Signs

Posts were donated by Wayne Brigden.

Signs are being donated by Paul LaChappelle.

Signs will have Private Property listed. This will allow law enforcement to take action in the instance of squatters.

Lawn Care for Commons

Lawn care will go to bid.

Trees

Up for suggestions for what to replace the old dead tree with.

Chris Phillips has been thinking of a purple tree on the path to Semiahmoo.

Also considering a colorful tree and/or cherry or plum bloom for the oasis.

Sue Phillips asked if we need more trees. It is a maintenance concern.

The Japanese Cherry Tree was suggested by Grace Smith.

Everyone present agreed not to replace the tree.

No vote.

11:28am **Elections of Trustees** – Rhonda LaChappelle

Paul LaChappelle nominated Kyle Ricks

The assembled group agreed to vote for all nominated members.

Note from Kyle Ricks: This is not standard in our bylaws per Article II, Section 4.

Vote:

For – 18

Against - 0

Trustees

Nancy Willey
Kyle Ricks
Sherrie Forslof
Wayne Brigden
Rhonda LaChappelle

11:12am

Property Lawn Care

If there are complaints to the lawn care of a property it needs to be reported to the county. A number of complaints are needed to take action.
If someone wants to know how, Paul LaChappelle is offering to assist.

11:12am

Solar Panels

Confirmed these are not prohibited in the Bylaws
Cindy Polley noted a 26% for 2022 tax credit

11:13am

Central Mail Box at front of Subdivision

Cheryl Marusiak asked for this to remove PO Box and Mileage (reduce)
Motion to Second: Keith Simonds
Vote:

For – 0

Against - 16

11:31am

Motion to Adjourn

Motion: Mike Rutkowski
Second: Holly Oostra
Vote: Unanimous

Next HOA Board Meeting :

September 13th 7pm Nancy Willey's Garage, Lot 73 4880 Seafair Drive