

HVECC BOARD MEETING MINUTES

September 18, 2025

Held at 4880 Seafair Dr.

Board present

President: Paul Lachapelle (Lot 12)

Vice President: Connie Berry (Lot 27)

Treasurer: Nancy Willey (Lot 73)

Trustee: Sue Phillips, Trustee (Lot 77)

Secretary: Katherine Andringa (Lot 49)

Home Owners Present

Wayne Willey (lot 73)

Call to order

7:15pm Meeting called to order by Paul

7:20pm Meeting minutes from August read by Katherine

motions to accept meeting notes, seconds, all agree.

Treasurer's Report

- **Bank Balance (as of August 31):** \$10,776.18
- **Expenses:**
 - Paid Birch Bay Tax and Accounting: \$416.79
 - Paul for lighting \$578.38
 - Treasure mileage: \$600
 - PSE: \$12.11
 - BB lawn care 2x \$707.20 (statement sent to wrong address)
 - Lawn care fee: \$42.43
 - **Income: lot 65 paid \$287.58, lot 36 paid \$1,037.68, \$100 transfer fee for sale of lot 24**

motions to accept the report. seconds. all agree.

Old Business

The trench was inspected yesterday and passed, so it has been buried. PSE confirmed the inspection passed, but noted that the address needs to be updated. Paul will need to call the contractor, Whatcom Plumbing and Electric, to handle the address correction and any additional work. The bill for their services came to \$419.

After a follow-up call with PSE, it was clarified that a phenolic label with the meter numbers is required, but there's currently no label on the box. Without this, the meter technician won't be able to read the meter. PSE stated we must supply this label ourselves. One has been ordered from Amazon for \$11.

The reconnect fee with PSE is \$430, and reconnection should be completed within 10 business days.

The recent picnic was pleasant, but turnout was low. It raises the question of whether continuing to host it is worthwhile. In the future, a simpler format—perhaps just cookies and coffee—might be more appropriate.

Cillian was supposed to lead a group effort to address the yard issue. A letter has already been sent regarding the property. The county may get involved, but only from a health and safety standpoint—mainly if there's a fire hazard. They won't take care of the lawn or abandoned vehicles. However, if more complaints are submitted through the Whatcom County website, the issue can be moved higher up their priority list.

There's still a need to decide who will take the lead on visiting the attorney regarding the Drummer property. The current attorney is retiring but has offered to help us find a new one. It would be ideal if someone from the same firm could take over the case. Nancy will reach out to ask who they recommend for HOA-related legal work, and Cillian should confirm whether there's been any follow-up from the attorney's office.

Lot65 - According to the letter, the property might be in probate, and there is a lien on it. However, the homeowner has paid dues for the past year and recent fees, according to the latest statement. To resolve the situation, he'll need to cover the cost of removing the lien.

New Business

Lighting - see above

Drummer - establish attorney, send letters, start from square one. Maybe ask nearby HOA for suggestions

This year as a board idea: serve for one year and get \$50 off dues. Motion: Sue Second Paul PASSED. Will let everyone know this starts next year at AGM

Next Board Meeting

October 16th. At 7pm at Willey garage.