

Harborview Estates Community Club

PO Box 2491 • Blaine, WA 98231

HVECC Annual General Meeting Minutes

Date: September 8, 2025

Time: 10:00 AM

Board Members Present

- **Cilian Roche**, President • Lot 22
- **Connie Berry**, Vice President • Lot 67
- **Nancy Willey**, Treasurer • Lot 73
- **Casey Hokanson**, Secretary • Lot 49
- **Paul Lachepelle**, Trustee • Lot 77

Attendance: 21 households

Proxies: Fred M. Kinney

1) Call to Order

10:06 AM — Meeting called to order.
Introductions of the Board were made.

2) Approval of Prior AGM Minutes

10:10 AM — Prior AGM minutes were read by Secretary **Casey Hokanson**.

- **Motion to accept:** Sherri Frolsof
- **Second:** Mike Putkowski
- **Vote:** Unanimous

3) Treasurer's Report / Profit & Loss

10:12 AM — Presented by **Cindy Polley (BBTA)** and **Nancy Willey**.

- Profit & Loss report reviewed.
- Cindy provided a walkthrough and brief overview of BBTA's role for the organization.
- Reminders:
 - Early pay deadline is **October 31** (10 dollar incentive).
 - **15 dollar** credit for AGM attendance.
- Questions: None.

Action:

- **Motion to accept:** Sue Phillips
- **Second:** Kyle Ricks
- **Vote:** All in favor

4) Presentation of Budget

10:16 AM — Presented by **Cindy Polley (BBTA)** and **Nancy Willey**.

- Reviewed **Budget Document** and **Balance Sheet**.
- **Balance:** 11663.69
- Cindy reviewed the current report and proposed budget.
- Keith noted that next year a dues increase will be necessary due to rising costs.
- Questions: None.

Action:

- **Motion to accept:** Kyle Ricks

- **Second:** Paul Lachepelle
 - **Vote:** For — Unanimous • Against — 0
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5) Unfinished Business

None.

6) New Business — From the Board

Lighting repairs and electrical service:

- Fixtures failed prematurely; poles were repainted; lights were flashing intermittently.
- PSE testing indicated a faulty neutral at the meter.
- Volunteers dug the trench.
- Paul will pull the permit, run the line, and bury the trench.
- After inspection approval, PSE will reinstall the meter.

Open discussion:

- **Property maintenance concern:** Overgrown grass at a residence. Discussed organizing a volunteer work party to offer assistance.
 - **Birch Bay incorporation:** A presentation was given regarding the project.
 - **Motion:** Sherrie moved to accept.
 - **Vote:** Everyone in favor.
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7) Elections of Trustees

10:00 AM [timestamp listed in notes; sequence suggests elections occurred after New Business]

Nominations and results

- **Katherine Andringa** — nominated by self
 - **Against:** 0
- **Nancy Willey** — nominated by self
 - **Against:** 0
- **Sue Phillips** — nominated by self
 - **Against:** 0
- **Connie Berry** — nominated by self
 - **Against:** 0
- **Paul Lachepelle** — nominated by self
 - **Against:** 0

8) Adjournment

11:31 AM — Motion to adjourn.

- **Motion:** Mike Rotrosky
- **Second:** Sherri Frolsof
- **Vote:** Unanimous

Board roles for this year

- **Paul Lachepelle**, President • Lot 22
- **Connie Berry**, Vice President • Lot 67
- **Nancy Willey**, Treasurer • Lot 73
- **Katherine Andringa**, Secretary • Lot 49
- **Sue Phillips**, Trustee • Lot 77

Next HOA Board Meeting

To Be Determined