

Martins Bluff Neighbors Homeowner Association

Board Meeting Minutes November 17, 2016, Columbia Inn Kalama

Board Members Present: Bob Gustainis, Susan Whitworth, Jim Eddington, JoAnn Springer, Deb Hassler Blackmore

1. The meeting was called to order at 7:05. The agenda was reviewed with no new additions.
2. Minutes from the September meeting were reviewed and approved by Bob & Joanne
3. Treasurer's report was reviewed; 2 outstanding property transfers and the ongoing road maintenance/dues issue unresolved with Dave's View LLC. Reports approved by Sue & Bob
4. Architecture Committee Report- Nothing for review
5. Letters of weed control and lot maintenance -nothing to review
6. Front entrance- tile work was not completed this summer and must wait until the weather warms up. The dimming of the entrance lighting was completed and it was agreed that low voltage lights should be added to the shed for more visual appeal and with the electrical already in place, the cost would be very minimal.
7. Correspondence- There has been an RV parked at one of the lots under construction. This violates CCR's however, at the time of this meeting, it had been removed.
8. Other Business- It has been noted that one of the lots under construction has livable 2 dwellings, which may be violation of the CCR's. The buildings are in place and research showed that the county issued the permits for it and further investigation is pending.
9. Dues increase- It was voted on to increase the dues again this year by \$50, making the dues \$400 for 2017.
10. Legal update- only one letter of correspondence was addressed by the HOA lawyer.
11. Nominations for open board positions (2) will be held at the Annual meeting. Bob has decided to rerun for a position, Sue will be stepping down.
12. Annual meeting will be held December 6<sup>th</sup> at the Kalama Community Center, 6pm.
13. Neighborhood Event- the annual neighborhood get together was held at the Kalama Waterfront Park on September 11, 4:00. HOA will provide Hamburgers/Hotdogs/Buns. There was a good turn out again this year.
14. Meeting adjourned 8:00 pm

Respectfully submitted,

Susan Whitworth