

CORMORANT PASSAGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES, 26 JULY 2007

Attending:

President: Garey Heumphreus

Secretary: Norm Gaudreau

Treasurer: Vacant

Member at Large: Jim Van Vleck

Webmaster: Jim VanVleck

Safe Streets: Tim Clark and Jim Van Vleck

Architectural Review Committee: Pete Peltier

Community Members: Pam Heumphreus and Ken Hibbard

Not Attending:

Member at Large: Neal Snider

The meeting took place at the Steilacoom Community Center Lounge and began at 7:10 PM

OLD BUSINESS:

1. Door to door distribution of an abbreviated Cormorant Call with minutes from past Board meetings was recently delivered to each household of the CPHOA. The publication was on brightly colored (orange) stock. The Heumphreus met several new neighbors during the delivery and thought the door-to-door approach to be more personal than mailing plus saved postage. The publication contained an article about the Architectural Review Committee (ARC) describing their process and listed the current committee members. The cover also described the current effort to re-energize the Association. The Annual CPHOA Meeting will be:

7 p.m. Wednesday, 19 September 2007

Mayor's Conference Room on Lafayette Street

All residents are encouraged to attend the annual meeting. This is a great opportunity for the neighborhood to gather together and discuss issues that are important to maintaining our very special community. The 2007-2008 slate of Board members is presented and voted/reaffirmed at this meeting. A financial report will be provided as well.

2. Garey requested position descriptions/responsibility bullets from all Board members to help outline expectations of volunteers for positions.
3. Dues have been received from all members. Approximately 26 residents of Division One (Chapman Loop, etc.) also responded with encouraging comments and voluntary contributions equivalent to the dues of the homeowners to help maintain our beautiful entrance.
4. Covenant Compliance Update: All covenant issues have been resolved amicably.
5. Safe Streets: Tim Clark is vacating his position as Safe Street coordinator. Jim VanVleck is the other Safe Street representative. Safe Street rosters continue to be updated and the Board is looking for another Safe Streets volunteer to fill Tim's place.
6. Updating the Covenants - The current Covenants, Conveyances and Restrictions are 20-years old. The association, by law, must include in its covenants, statements that prohibit discrimination of any fashion.

NEW BUSINESS

1. Financial Update: The Treasurer position is currently vacant. Garey gave a brief account of the Association's financial standing; all HOA bills are current with a remaining balance of \$5,310.61. Anticipated expenditures include utilities, envelope reorder, postage, continued landscaping costs, and costs associated with the upcoming annual meeting.
2. Composition of the Board was discussed – The Board reaffirmed five voting members: President, Treasurer, Secretary and two Members-at-Large. The Board values the continuing contributions and opinions of the Safe Streets representatives and the ARC representatives. The members also discussed recruitment for current vacancies for the next year (President and newsletter editor) and potential additional position members that would include Welcome Wagon and Property Maintenance.

Ms. Francie Peltier has volunteered to be our Welcome Wagon Representative and Ms. Pam Heumphreus has volunteered to serve as Treasurer.

3. After discussion among all members, Garey Heumphreus made a motion to discontinue funding for the Association's website when the current subscription expires due to lack of accurate information and security issues. The motion was not carried. The majority vote of voting members in attendance was to further study the use and value of the Website. The Board agreed to discuss this subject again at a future meeting. Further, Jim will update the site and add a "hit" counter to help measure the use and value of the site. Jim explained that the current Webmaster screens all e-mail addressed to individual Board members through the site to filter SPAM and other unwanted information and to maintain security, prior to being forwarded to the individual's personal address.

FURTHER TOPICS/GENERAL DISCUSSION:

1. New envelopes and letterhead are being ordered

2. A family in Division One made a suggestion that the Cormorant neighborhood plan a "get together"/picnic and help weed the Park's landscape beds. A volunteer to pursue that suggestion would be appreciated. Garey will inquire with Steilacoom Public Works to determine what help can be provided by the Town. Members of the Board recalled that in the past the fire department had "flushed" the drainage ditch with high power hoses to help remove unwanted growth. Garey will also ask the Lawn Ranger for an estimate on a one-time weed removal sweep.

3. The entrance is looking better. Jim VanVleck will search out an electrician to complete the renewal of the electrical system at the entrance. The purpose for further work is to provide more and better lighting of the entrance and eliminate the uneven lamppost lighting that continues. It was suggested by Ms. Heumphreus that the current irrigation system be reviewed to minimize the amount of water "wasted." Annual plantings were discussed to further beautify the entrance as well.

4. The Association would like to welcome new residents to our neighborhood with a plant and a copy of the covenants

PLEASE VISIT US AT OUR WEBSITE:

<http://cormorant.steilacoom.net/>

Minutes reviewed by members.

Submitted by:

Approved by:

Norm. Gaudreau,
Recording Secretary

Garey Heumphreus
President