

Reflection Lake Community Association Board of Directors
September 3, 2024
Agenda

1. Call to Order 6:00pm
 - a. Audio recorded on Google Meet
 - i. Google One account cost is \$9.99 a month 18:03 passed unanimously
 1. Able to record
 2. 2 TB of storage
 3. AI Transcript
 4. Google Calendar for Community
 - ii. Backup on voice recorder
 - b. Board members present: Terry, Paul, Jim, Russell, Gary, Randy, Keith, Jerry, Abram
2. Guest Speaker: Betsy Bancroft Gonzaga Environmental Studies Professor 18:04
Approved project collaboration
3. Approval of Minutes 18:31 approved
 - a. Minutes are included in Board Packet
4. Fill vacant secretary position Randy nominated and accepted
5. Officers Reports (as needed)
 - a. Treasurer 18:33
 - i. Report in board packet
6. Directors Reports (as needed)
 - a. Markley
 - i. Dues Due date 18:44 not added to the agenda 5 to 3
 - ii. Set Dues Date 18:47 3 in favor 4 opposed 2 abstain
 1. Motion to add to executive session. Passed 7 in favor 2 abstain.
 - a. Meeting date to be decided through board chat
 - b. Additional topic for meet to be presented to board in chat
 2. Motion to transfer easement and water right to the RWA Motion [asses 4 in favor 3 opposed 2 abstain
 - b. Terry
 - i. Transfer of roads to water association 0 in favor 5 opposed 2 abstain.
7. Approval of Agenda 19:06 8 in favor 1 abstain
8. Committee Reports (as needed, please submit any documentation for inclusion in board packet)
 - a. Board member committee assignments (to be added to board packet) Posted in community center and passed around for signups.
 - b. Roads (Kieth Cox) 19:10
 - i. August Clean Up work party
 1. Signs to be installed
 2. County contact to improve Lakeside Rd.
 3. Limbing of trees hanging over road.
 4. Waste taken to dump

- ii. Bank account set up
- iii. Draft newsletter (in board packet)
- iv. Roads assessment exclusions (in board packet) 19:15
 - 1. Moved that block 5 lot 2-3 as well block 8 Lot 15-20 be exempt from road assessment and that this be reviewed annually. The board reserves the right to review exemptions.
 - a. Passed unanimous 19:28
 - 2. Moved to exempt Block 8 Lots 8-12 based on condition of the lots as unbuildable. This will be reviewed if any development occur on the lot. Motion failed 3 in favor 5 opposed 1 abstain.
 - 3. Moved that RLCA be responsible for road assessment fee for Community center, turtle beach, and eagle beach as they all front the private road and have primary access.
 - a. Passes unanimous 19:47
- c. CMD (Dan Loos)
 - i. Work party to clean up vegetation on dams
 - 1. 4 hours planned september 21, 2024
 - ii. Change lock on eagle beach access.
 - 1. Moved that lock on the gate to be changed to a combination lock.
 - a. Tabled until next month
 - iii. 18 carp taken out of lake.
 - iv. Plant pen is thriving
 - v. Overflow cleanout schedule
 - vi. Proposal to clean vegetation around pump house.
 - vii. Discussion of possibility to help with new siding on pump house.
 - 1. Tabled until future notice
 - viii. Discussion of fish and possible muscles in lake
 - 1. Possible for Gonzaga group
 - ix. Toilet pick up
- d. Firewise (Jeff Toffer)
 - i. Multiple fires at 38219 North Lakeside Dr.
 - 1. Dustin Jolly outside the plat discussed.
 - ii. Dry Hydrant in works
- e. CAC (Diana Kenworthy) 20:00
 - i. Updated welcome packet
 - ii. Updated committee information.
 - iii. Little library still in use
 - iv. Fall community cleanup set for October 19
 - 1. BBQ after
- f. Security (Gary Long)
 - i. Eagle beach gate has been better
 - ii. Locks will be looked into
 - iii. Float taken by wind to turtle beach.

- g. Communications/Website (Rick Smith)
- 9. Old Business (please submit motions or resolutions to be included in board packet)
 - a. Legal update (Gary Long) 20:05
 - i. Hearing to be held on September 13th at 2pm
 - ii. Powers appeal
 - 1. A decision has been made and \$20k awarded to RLCA.
 - a. Collections pending.
 - b. Bylaws (Paul Cramer) 20:08
 - i. Draft of articles 1 and 2 in board packet
 - ii. Tabled until next meeting, with documents to be reviewed.
- 10. New Business (please submit motions or resolutions to be included in board packet)
 - a. Moved to table new business items B and C until the next meeting to allow 15 minutes for community forums. PASSED by consensus. 20:26
 - b. Easement and transfer of water right to RWA
 - c. Roads Account transfer
 - d. Motion to deny exemption to Indevere. Exemption is denied unanimous 20:25
 - e. Ponds Road Landscaping
 - i. Complaint received about new lake access developed on 38207 Ponds Rd.
 - 1. County is responsible for enforcing the Shoreline Management Act.
 - 2. Boundary with Green Belt
 - a. Determined not to have been encroaching. 20:32
- 11. Community Forum 20:33
 - a. Answering questions
 - b. Introduction of Items to be added to next meeting's agenda
- 12. Adjourn 20:37