

1. The Chair Called the meeting to order on April 13, 2021 at 1:02 pm. The meeting was held virtually via Zoom meeting.
2. Quorum Established
 - a. Committee members in attendance were Patti Audet, Co-Chair; Jill Dempsey, Co-Chair; Ellen Bargainer, Secretary; Maureen Kirkpatrick, Brenda Norton, Tom Frank, Mike Woodell, Mac Stevens, Suzanne Elward
3. Maureen made a motion to approve the March 19 meeting minutes with Bruce Lepore. Motion passed.
4. Patti stated the meeting minutes need to be sent to Jill Dempsey directly. Ellen stated they had been going to Jan Stagner, but she will begin to forward to Jill in the future.
5. Patti disclosed a conflict of interest with joining the Garden Club in 2021. She will not have a garden plot in her name but will help another gardener. In the future, meeting minutes will disclose any potential conflicts for Board Members.
6. Patti is still waiting for a response from Bruce Lepore for open items from the March 19 meeting. She will submit answers to committee members as they are received.
7. Patti addressed the recommendation status for converting to RCW 64.90. General discussion regarding the statutes, and not Schedule C. RCW 64.90 is a very large expansion, compared to RCW 64.32. The condo HOA is already following many of the statutes in RCW 64.90.
 - a. Many owners appreciate having open meetings, but not all future Board Members may want to have them, since there is additional control and discipline.
 - b. Would eliminate the need for mortgagees to be part of the approval process.
8. Maureen would prefer to complete the CC&Rs and Bylaws before deciding on a conversion to RCW 64.90. Patti stated that RCW 64.90 might mean additional changes to the CC&Rs and Bylaws.
9. Additional general discussion regarding RCW 64.90. What is the best path forward, especially for correcting Schedule C?
 - a. Comment from Tom Frank regarding changing the Bylaws to lock in best practices, and not moving to the new code.
 - b. Patti agreed that we could update CC&Rs and Bylaws rather than convert to a new statute.
 - c. Maureen suggested getting a quote from Bruce Lepore to update both the CC&Rs and Bylaws. Board did not previously receive a quote from the attorney since they were working with CORE.
10. Committee has receive the recommendations from Bruce Lepore for the CC&Rs and Bylaws. Patti will reach out to Bruce for a quote to incorporate the changes.
 - a. Need to decide on which recommended changes need to be kept, and ensure committee members have background on some of the recommendations (i.e., realty signs have damaged irrigation lines, but does the HOA really need to state that a garage sale type of sign is needed?)

11. Ellen will send out the CC&Rs with the recommended changes shown with track changes turned on in the document. The document can be cleaned up by the committee, then a rough draft could be sent to the Board for their recommendations, then sent to Bruce Lepore.
 - a. Maureen suggested having legal set it up into the template first. Discussion regarding the order to handle this task. Committee agreed to clean up the track changes version, and then send to Legal. A special meeting to discuss the changes is TBD.
12. Mike Woodell recommended moving forward with what we already have done and decide if RCW 64.90 will be tabled. Changing statutes will dictate what the HOA can and cannot change. Ask Legal about the cost to update CC&Rs and Bylaws, and what is their recommendation for how the HOA should move forward. Deciding on which statute to follow will dictate the cost. Mike has reached out to a law firm for quotes for his small HOA and will see if he can also get quotes for our HOA.
13. Patti will follow up with Bruce Lepore, and committee members need to review the CC&Rs with the recommended changes. Mike suggested that Patti talk with Bruce to see what he recommended reviewing. Patti will reach out to Patti.
14. Patti needs committee members to review the legal review that was done with the 1989 CC&Rs.
15. Patti stated owners are not happy that a letter was sent from Key Property Services regarding personal items in the common areas. One owner would like to recommend that the CC&Rs are changed to allow personal items. The Board should not grant exceptions to this rule. Owners can send comments to the Board group email, and the Board can forward to the Governance Committee. The committee could then make a recommendation to the Board or educate owners about why the current rules are in place. Patti will let the Board know about this process.
16. Next meeting will be held May 11, 2021 at 1:00 pm.
17. The Meeting was adjourned at 2:12 pm.