



BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 12, 2026, 7:00 PM

8 Barn View Ct, Multipurpose Room A

Minutes

CALLED TO ORDER AT: 7:00 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean, President Present	4. Taimi Van de Polder, Secretary Present	7. Sean Chaffee Present	9 of 9 BOD members present.
2. Tom Henning, Vice President Present	5. Laurie Robinson Present	8. Linda Bradley Present	
3. Jean Maixner, Treasurer Present	6. Ray Meador Present	9. Daniel Rodriguez, ACC Chair Present	

ATTENDING:

Staff Members: Jo Anne Jensen, General Manager
Spencer Huston, IT

Call to Order:

Keith McLean, President, called the meeting to order at 7:00 PM.

1. President called for motion to adopt the agenda

Motion: Move to adopt the agenda

Motion By: Secretary Van de Polder		Seconded By: Director Meador	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

2. Announcements

- Welcome Center will be closed Friday March 13 from 12 PM – 1 PM for quarterly all staff meeting.
- Gate 5 received large totes from SSC. New program for garbage pick up

3. Property Owner Comments

- A resident spoke about their concern of the Marina and dog park. Wanted to make sure there is more transparency with the Board and what is put on the Agenda. They wanted more detail in it.
- Another resident spoke about wanting a more cohesive strategy about the marina and dog park. Brought up the cost as a concern.
- A resident shared their concern on the limited time they are given to make comments at board meetings. They also want The Views to be clearer about meetings. Shared the same concerns from previous comments about marina and dog park. Wants more community input.
- A resident made a comment about how much they love the dog park how it is already. They use it a lot because it is unsafe to walk along the streets, it is a great place to bond with other residents, and great for mental health.
- A resident wants to reiterate the previous comments about the dog park. They believe that if they are fenced in, the quality of the area will degrade over time. Also brought up the safety of

the playground and it not meeting Washington State standards. Wants wood chips and not gravel.

- A resident shared their concern about the dog park project. Wants the dog park to be more upkept and safer for the dogs. Wants more transparency and request more input from the people who use it more.

A resident spoke about about still wanting a big enough space for the dogs if we do fence it up. Wants transparency.

- A resident wanted to make a point of access to the beach without dogs and listed all the locations to do so. They also stated a different layout of the fence where instead of a rectangle, to just split it down the middle where both parties can have access to the area.

4. Consent Agenda

- a. Approval of Meeting Minutes 02/26/2026 - there were errors and it was decided to bring the minutes back at the next board meeting with the corrections.

Motion: Move to approve the minutes for the February 26, 2026 meeting.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved:	Not Approved: X	Tabled:	Died:
In Favor:	Against: Linda Bradley	Abstained:	

5. Reports

5a. GM Reports for February

5b. Financial Statements from December 2025

5c. Committee Reports:

- i) Architectural Control - there has been a low turnout at meetings but things are slowly picking up
- ii) Document Review - the meeting time was changed from 3:00 to 4:00
- iii) Executive
- iv) Finance - all 6 capital requests were approved by the committee
- v) Long Range Planning - Michael Davolio was put forward as a new member and was approved by the board
- vi) Nominations & Elections - Linda Bradley requested clarification on how the committee will work under the new WUCOIA rules and if the chair would be able to have a seat on the board. A response from the attorney was provided. The N and E chair will continue to sit on the board as a non voting member, and the committee was provided with clarification on their other inquiries, and some clarification of language was provided. There are now 2 candidates for the open position on the board. The application time closes on the 30th, and Linda proposed the first meeting in April to interview the candidates.
- vii) Safety – Marina Henderson was put forward as a new member and was approved by the board, however they have not met.

6. Continuing Business

6a. Committee Business

6b. Barn 8 Functional Uses & Summary of Actions to Date

7. New Business

7a. Request for Approval – 2025 Audit and Tax Engagement Letters

Motion: Move that the Board of Directors approves the signing of Larson Gross' 2025 Audit & Federal Tax Return Engagement Letters, with all fees to be paid for from Operations, and to further authorize the Finance Director, Joel, to sign these separate agreement letters.

Motion By: President McLean		Seconded By: Secretary Van de Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

7b. Request for Approval – 2026 Reserve Study

Motion: Motion that the Board of Directors accepts the 2026 Level III reserve study proposal for the 2027 budget year from SmartProperty for a total of \$5,257.82, to be paid for from Operations, and to further authorize the General Manager to sign the reserve study agreement letter.

Motion By: President McLean		Seconded By: Secretary Van de Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

7c. Request for Approval – Offer for 63 Louise View Drive

Motion: Move that the Board of Directors approve the offer to purchase the undeveloped lot located at 63 Louise View Drive for the full list price of \$10,000 and authorize board president, Keith McLean, to sign the offer on their behalf.

Motion By: President McLean		Seconded By: Secretary Van de Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Meeting adjourned at 9:14 PM.

Approved by:



Taimi Van de Polder, Board of Directors Secretary