

South Cove Homeowners' Association

Annual Meeting Minutes

January 15, 2026 – 7:00 p.m.

Sunbreak Mission Baptist Church

Board Members Present

Gordon Baldwin, Tracy MacMillan, Chick Barcellona, Brett Sevruk, Jeanne Englert, Laurie Kirshner

Call to Order / Quorum

The meeting was called to order at 7:05 p.m.

A total of 19 households were represented in person, with 20 proxies, establishing that a quorum was present.

Tracy MacMillan asked if members were agreeable to the meeting being recorded. There were no objections.

Approval of 2025 Annual Meeting Minutes

Action: A motion was made to approve the minutes from the 2025 Annual Meeting as written, which had been provided online prior to the meeting. The motion was seconded and passed.

Budget Report / Reserve Study

Tracy presented the end-of-year 2025 budget report. Total expenses were \$30,404, with \$1,519.87 added to savings, resulting in a total reserve balance of \$12,749.74.

Tracy reviewed the Reserve Study and long-term budget outlook through 2058, prepared in accordance with the Washington Uniform Common Interest Ownership Act (WUCIOA). Portions of the law went into effect January 1, 2026, with full implementation required by 2028.

The reserve study reflects annual contributions toward maintenance and replacement of common elements rather than relying on one-time assessments. Maintaining adequate reserves is important for mortgage lending and financial stability.

Items noted for future consideration include the possible replacement of a sprinkler controller and the need for a new lock box.

Welcome Committee Report

Lucy and Mindy provided an update.

2026 Social Events:

- Summer Picnic: September 13, 5–7 p.m. The HOA will provide the main dish; residents are invited to bring a dish to share. Each household may bring up to two guests. RSVP requested.
- Neighborhood Walkabout: Saturdays at 10 a.m., starting at the corner of Mirror Court. Open to all ages and pets.

Committee members include Nancy, Vicki, Lucy, and Mindy.

Landscaping and Maintenance

Laurie reported that five landscaping bids were reviewed, and the current provider was again the lowest bidder. Services include mowing, raking, trimming, tree pruning, and general maintenance.

The HOA addressed invasive vegetation, including aspen and bamboo. A sprinkler box break-in caused increased water costs for two months and has since been secured; repairs are still needed.

The HOA chose not to replace sprinklers at the lake park at this time and has taken steps to address mole activity in common areas. Blackberry bushes and ivy along Yelm Highway were identified as areas needing attention.

Pipe and Stormwater Discussion

A brief discussion was held regarding piping, with a long-term plan to save approximately \$35,000 over 15 years. Sectional repairs may be an alternative to a full replacement.

Stormwater systems were briefly mentioned; no specific actions were recorded.

Architectural Committee Report

Gordon reminded homeowners that approval is required for exterior changes, including paint colors, roofs, and tree removal.

Grouped Services

- Backflow Testing: Tim from Clearwater will continue annual testing. Due to administrative issues this year, homeowners were not charged.
- Septic Pump-Outs: The HOA may coordinate a neighborhood septic pump-out in the future.

Website

The HOA website is Schoalacey.com.

Fence Maintenance and Ownership Vote

Last year, the HOA conducted an informal community poll regarding whether the Association should continue maintaining the fence along Tract C. As the fence would require higher dues and the CC&Rs state “the HOA MAY construct and maintain a fence” the HOA brought it up for discussion at the meeting. While the poll provided general feedback, votes were not formally counted and recorded.

For the January 15, 2026 Annual Meeting, the Board brought the matter back to the membership to conduct a formal, counted vote in order to provide clear direction to the Board as it considers potential CC&R updates and consultation with legal counsel. As this has been an ongoing conversation for many years, the HOA wants to bring it to the community to see what they want.

The Board presented background information on the fence and its history. A lengthy discussion of approximately 30 minutes followed, during which pros and cons of the fence and differing viewpoints were discussed throughout the room.

A formal public comment period was then held. A sign-up sheet was used, allowing each speaker up to three minutes. Ten homeowners spoke. Totally approximately 40 minutes of additional comments and discussion.

Action: Community Vote on Fence Direction

While votes were being made and proxies being included, the meeting proceeded with other business, including:

New Business – Board Membership

Volunteers and continuing board members were confirmed:

Continuing Board Members:

- Gordon Baldwin (continuing, not serving as President)
- Tracy MacMillan (Treasurer)
- Chick Barcellona
- Brett Sevruk

New Board Members:

- Nick Eilers
- Bret Kreier
- Randy Kramer

2026 Budget Approval

Action: A motion was made to approve the 2026 budget, setting annual dues at \$800 per household. The motion was seconded and passed.

After the tally was completed, the results of the community vote were announced.

Vote Results:

- **28 votes – YES: Direct the Board to explore updating the CC&Rs so the HOA is no longer responsible for maintenance or replacement of the fence along Tract C.**
- **11 votes – NO: Maintain HOA responsibility for the fence along Tract C.**

This vote was not a CC&R amendment and is not legally binding, but is intended to provide direction to the Board for next steps, subject to legal review.

Adjournment

The meeting was adjourned at 9:50 p.m.