
Scatter Creek HOA Board Meeting Minutes

March 17, 2026

Location: Bradeen Residence

Call to Order: 6:10 pm

Attendance:

Larry Bradeen, President; Kirk David, Vice President; Rich Saggerson, Secretary; Josh Schlesner, Treasurer; Member at Large: Forest Bergin; Architectural Committee Chair, Brian Sloan

Guest: John Goin

Approval of Agenda MSP

Approval of Prior Meeting Minutes MSP

Old Business

1. Ponds
 - a. According to county and recent conversations with Todd Blanch, SCR HOA is responsible for maintenance. Forrest will request keys from Todd to access the pond areas.
 - b. Our insurance needs to be checked to ensure that he is excluded from liability. (Larry to verify)
2. HOA Tax Prep Completed

Public Comment- None

New Business-

1. Treasurers Report
 - a. Current balances were reviewed.
 - b. Budget for upcoming year will likely result in increase to HOA dues. Discussed in budget discussion in later item.
2. Architectural Committee Chair Report
 - a. Substantial progress has been made on the noncompliant homeowners.
 - b. Arch Review will be scheduled soon.
3. Review responses from non-compliant homeowners

- a. Case 1 where homeowners had multiple vehicles, a utility trailer, and recreational vehicles parked on street or not behind line of site of home. Vehicles have been move and Arch Design Change Request is to be submitted for the parking improvements to lot
 - b. Case 2 where paint was not approved. The homeowner has submitted Arch Design Change Request
 - c. Case 3 where fencing needed repair. Larry spoke with the homeowner, and together they developed a plan for the repairs.
 - d. Case 4 where homeowners had animals not allowed and fencing in disrepair. This issue has been resolved
 - e. Case 5 where yard was not maintained and resulted in overgrown with weeds. Discussion with the homeowner was had and they agreed to maintain the yard.
 - f. Case 6 Homeowner was informed that the home needs painting as it is in poor condition. They were told how to put in the Arch Design Change Request when they get color selection
4. Prepare responses to non-compliant homeowners. (Need input on this item)
 5. HOA Facebook page.
 - a. Update for upcoming Annual HOA Meeting required
 - b. Josh will perform update to the Facebook Page.
 6. HOA Express Website
 - a. Increase in rate will affect 2026/2027 budget
 - b. Archiving of old documents was done on the HOA Express website.
 7. 2026/2027 Budget discussion and approval- Dues increase discussion
 - a. Items reviewed that will impact upcoming budget
 - b. Existing licensing, utilities, and maintenance costs have increased
 - c. New irrigation valve installed for the front entrance will more accurately track the water usage and likely result in an increase over what SCR HOA was being charged on estimated basis.
 - d. Swale maintenance was discussed and will need a bid from Turf and Soil
 8. Prep documents for annual meeting mailing- Proxies-meeting announcement-voting board members etc.
 - a. Rich will update Lot# Homeowner document from Thurston County
 - b. Forrest will provide Larry with the proxy form
 - c. Needs 2025 Annual meeting minutes
 9. Review election of board members
 - a. Larry will stay on as SCR HOA President
 - b. Architectural Committee – Darren Tinnerstad term expiring
 10. Annual Meeting date - April 28, 2025 at New Day Christian Centre
 11. Board meeting after annual meeting

Adjourn 7:37pm