

2024 SCA Annual Meeting Review: Board Business, View Protection, Covenants, and Debates

The SCA Board of Directors thanks all neighbors who joined the SCA Annual meeting on Jan 25th, and appreciates the participation and enthusiasm demonstrated. We apologize, however, to anyone offended by the language or lack of civility demonstrated by some attendees, and for the video segments recorded and posted online without permission. The 2024 Annual Meeting Presentation Slides are available to view [at this link](#).

In addition to completing the SCA business required per the Bylaws, including approvals of the 2024 Board nominees, the 2024 Budget, the 2024 CRC nominees, and the 2023 Annual Meeting Minutes, we also heard from the Treasurer, and the Landscaping, Events, and CRC Committee Chairs, as well as guests from the Somerset Rec Club, the Bellevue Police, and the City of Bellevue. Several points of dissatisfaction were expressed throughout the meeting. Specifically, we would like to address **Covenants**, **CRC decisions** relating to **View Protection**, increased **Legal Expenses**, and the **Board Nomination process**. FAQ's covering these topics and other questions raised before and during the meeting are also available on the SCA website at somerset98006.org/faq. We value and appreciate input and opinions from all Somerset residents and intend to establish more opportunities for discussion within the community in 2024.

SCA membership (payment of dues) is voluntary, and CRC decisions and rulings are not legally binding, however both support the objective of the SCA "to preserve, foster and promote the betterment" of the community we've all invested in. The SCA boundaries encompass 25 divisions, 2 of which do not have Covenants, and 7 ½ of which are not supported by the CRC. In divisions that voted for CRC support, the CRC's objective is to help ensure proposed property modifications will be legally viewed as compliant with relevant Covenants.

Recorded **Covenants** for each division are neither governed nor enforced by the SCA Board or the CRC. We strongly recommend all residents read and familiarize themselves with the Covenants tied to their property, available on our website: somerset98006.org/covenants. Homeowners are responsible to comply with these Covenants and are empowered to legally enforce them within their division. Only property owners within each division can vote to amend the Covenants tied to their property, any interest or concerns related to changing the recorded Covenants should be pursued within your division.

View Protection cannot be altered or influenced by either the SCA Board or the CRC. While the CRC has created View Guidelines to use as a tool when reviewing cases, only the Covenants, as legal documents, can be relied on to protect the beauty of our neighborhood. The CRC monitors relevant legal proceedings and case law to incorporate court judgements when making **CRC decisions** related to views, but again, only property owners within each division can vote to modify the Covenants tied to their property.

Following years of minimal expenditures for legal guidance (\$2,209 total from 2016 to 2022), 2023 events necessitated increased **Legal Expenses**, and the 2024 budget was increased accordingly. As presented in the [2023 Legal Fee Breakdown](#), the SCA incurred legal expenses for:

- Replacing legal representation (due to retirement)
- Risk from Board conflict arising from the involvement of the Ambassador Program with a CRC case
- Guidance on Cease & Desist letter from CT Reeves to Board and CRC members who have served over the last 15 years
- Risk assessment of HB1110 to SCA divisions without covenants
- CRC Case review and View Guideline review
- Process/transparency improvements

We encourage all SCA members to review the SCA Articles of Incorporation, and Bylaws available on our website: somerset98006.org/bylaws--articles-of-incorporation. The Bylaws outline the **Board nomination process**, and based on feedback from the meeting, additional clarification and communication will be shared prior to the 2025 Board nomination cycle. Modifications proposed by either the membership or the Board to either document would be facilitated by the SCA Board and voted on by the membership.

Again, thank you for your support and interest in the activities the SCA is pursuing on your behalf. We invite you to participate in SCA sponsored community events, and volunteer opportunities.

On Behalf of
Somerset Community Association