

Admirals Cove Beach Club
ACBC – Whidbey.org
Minutes of the July 19, 2016 Regular Board Meeting

CALL TO ORDER:

President Kurt Blankenship called the meeting to order

INTRODUCTION OF BOARD:

Present were Directors Kurt Blankenship, Ed Delahanty, Greg Behan and Dennis Egan

APPROVAL OF PREVIOUS BOARD MEETING MINUTES:

Kurt Blankenship requested that the last three meeting minutes that were approved they be posted on ACBC's official website.

PRESIDENT'S REPORT: KURT BLANKENSHIP

Pool Lawsuit: the Corliss Appeal is scheduled by the Court for consideration on July 25th, but it may not actually be decided on that day and could be rendered from that date up to six months later. Kurt also advised that final demand letters had been sent out to Members owing back dues and/or the pool assessment.

OFFICER REPORTS:

VICE PRESIDENT: ED DELAHANTY

Nothing to report

TREASURER: STEVE MORROW [PRESENTED BY KURT BLANKENSHIP]

Transfer of \$290,000 of assessment funds to Capital One, where 1% interest will be paid.

Statements have been sent to all Members with balances owing.

2015 IRS Form 990 has been prepared and will be filed this month.

Assessment collection status as of 7/12/16:

\$320,974.72 collected

258 Members paid in full

161 Members on payment plans

419 Members in Good Standing

Current Assets as of June 30, 2016

Checking/Savings

Capital One #6669		
C1 – 2016 Pool Assessment		290,000.00
C1 – Interest – Pool		<u>3.16</u>
Total Capital One #6669		290,003.16
Capital One #9078 – Savings		
C1 – Contingency/Reserve		35,000.00
C1 – Interest – Savings		209.22
C1 – Restricted – Playground		4,958.72
C1 – Savings		<u>35,052.13</u>
Total Capital One #9078 – Savings		75,220.07
Heritage Bank Business Checking		
Contingency/Reserve		0.00
Pool Assessment 2016		6,625.61
Pool Donations		521.00
Restricted – Erosion Reserve		9,370.34
Restricted – Hardship Fund		1,650.00
Swim Scholarship		162.42
Unrestricted		97,042.25
Heritage Bank Business Checking/Other		<u>(7.00)</u>
Total Heritage Bank Business Checking		115,364.62
Pool – Petty Cash		<u>200.00</u>
Total Checking/Savings		480,787.85
Income	<u>June</u>	<u>YTD 6/30</u>
Dues Revenue		
Dues, Members Annual	5,365.72	90,287.97
Prior Balances 9/30/12	<u>0.00</u>	<u>2,197.60</u>
Total Dues Revenue	5,365.72	92,485.57
Equipment Rental Income	50.00	50.00
Facility Usage Revenue	90.00	810.00
Pool Assessment 2016	175,035.38	296,625.61
Pool Donation Revenue	421.00	421.00
Pool Usage Fee Revenue	4,425.00	4,425.00

Return Check Fee Income	6.64	6.64
Service Charge Income	613.78	1,475.24
Transfer Fee Revenue	<u>350.00</u>	<u>1,095.00</u>
Total Income	186,357.52	397,394.06

A/R Balances			
Owed	Members	Amount	Avg/Owner
<=\$10	257	- \$28.41	-\$0.11
<=\$100	1	\$50.00	\$50.00
<=\$250	6	\$1,456.25	\$242.71
<=\$500	25	\$11,286.60	\$451.46
<=\$750	47	\$31,903.71	\$678.80
<=\$1000	129	\$116,661.68	\$904.35
<=\$1500	61	\$74,299.59	\$1,218.03
<=\$1500+	<u>63</u>	<u>\$145,649.30</u>	<u>\$2,311.89</u>
	589	\$381,278.72	

Lots	691
Non-Perc	87
Owners	589
Good Standing	258
Current on Payment Plan	161
Not Good Standing	170

SECRETARY – SUZY PALMER

No report

COMMITTEE REPORTS

GROUNDS AND BUILDING

Dennis Egan, reporting for Marty Lull, advised the Board that they were in the process of getting quotes for the cleaning out of the ditch. He requested the Board's approval to use "Moss Be Gone" on the Shelter roof. Motion was made, seconded, and approved unanimously.

LAKE OUTFLOW/LAKE ECOLOGY

Ed Delahanty reported for Mike Tenore on both the Lake Outflow and Lake Ecology issues.

Lake Outflow: flushing action seems inadequate fostering harmful algae growth. Mike Tenore and Chad Nichols are researching the effects of allowing Sound water to flow in and out of the lake in a controlled manner to improve flushing.

Lake Ecology: the most recent tests indicate that the lake's water quality is okay. Phosphorous levels remain high and coliform is still present but was fecal. Another test will be done in September by Mike Tenore and Chad Nichols.

POOL MAINTENANCE

Dennis Egan suggested that we should have a meeting with Ron Young about permits as soon as possible. He also believes we should have a pre-application conference with the County so we will know what is required. His recommendation was moved, seconded, and passed unanimously. Dennis also advised that the hot water tank went out so a new controller and gas valve were purchased for \$350 and installed. The seal around one of the toilets in the Women's Bathroom was leaking and that has been fixed.

POOL OPERATIONS AND SAFETY

No report

BUDGET AND FINANCE

No report

LONG RANG PLANNING

No report

COMMUNICATIONS

No report

BYLAWS

No report

NOMINATING

No report

GOVERNMENT RELATIONS

No report

SOCIAL AND WELCOMING

Dennis Egan advised there would be a presentation, by the County at the Shelter on August 26th regards the new Shoreline Management Act. He also advised there would be a picnic and free swim day Labor Day weekend. Motion was made, seconded, and unanimously approved to authorize The Shoreline Management Act presentation and picnic/free swim day on Labor Day weekend.

UNFINISHED BUSINESS

Bluff issues: no new report

Lower Byrd Drainage: no new report other than statement about quotes to clean out the ditch indicated above.

Architectural Committee:

As discussed at a previous meeting, Kurt Blankenship reported that he had reviewed the applicable IRS regulations on line that pertain to a 501C7 organization, like ACBC, and concluded from that review that one of the requirements for remaining that status is that ACBC cannot be involved in enforcing any covenants of the type that have been recommended. As Kurt indicated at the June BOD meeting, the Covenants themselves do not provide any authority to ACBC to enforce them. These particular Covenants run in favor of the individual property owners to enforce the Covenants against a fellow property owner. A copy of the Covenants is on the official ACBC website.

NEW BUSINESS

Pool Design Issues (timing, what permits needed, etc.): previously discussed as reported above.

AED Device and CPR Training: Director Greg Behan made the recommendation that ACBC invest in an AED (defibrillator) for the safety of property users (i.e. shelter, pool). Motion was made, seconded, and unanimously approved to purchase said device at a cost of \$1,079.29 Greg Behan also advised he and/or others in his department would provide the AED training to interested Club members for free.

VOLUNTEERS WITH SPECIAL SKILLS NEEDED:

Data Analysis

Web Site Expertise

Handyman

Social Media

Yard/Grounds Care

MEMBERS FORUM**

No members indicated they wanted to speak on any topics.

EXECUTIVE SESSION: none held

ADJOURNMENT

**** This time is set aside for members in good standing to speak to the Board regarding subjects of concern or interest. It is preferred that members wishing to speak shall sign up before the beginning of the meeting, listing name and address clearly. All asking for recognition will be allowed to speak. Please limit comments to 3 minutes. Questions may not be answered immediately if all information is not available, but responded to as soon as possible. Input requiring a lengthy comment is best submitted in writing. Anyone certainly has a right to disagree with the Board policies and decisions and to ask questions of the Board regarding same. Personal attacks and the use of abusive language against the Board or community members are not appropriate and will not be tolerated. Any speaker engaging in such conduct will no longer be**

recognized during the Member Forum time and if the conduct persists, will be asked to leave the meeting.