

Meeting called to order: 2:00PM

Board Members

Jean Salls, Maria Chamberlain, Bob Peetz, Karen Shaak, Carol Delahanty, Dan Jones

Dustin Frederick Absent

Membership Attendance: 8

### **President's Report**

Jean Salls

- Pool has been open for a few days at a time, then closed and then opened again
- Currently pool is closed due to a gas leak – a valve is now broken
- Board has been planning the annual meeting and mailing which will be large as there are bylaws changes in addition to new board candidates

### **Secretary's Report**

Karen Shaak

August 2012 minutes were read and approved.

### **Treasurer's Report**

Dan Jones

- Dan reviewed the financial report
- Collections and expenses described
- Outstanding pool expenses including winterizing
- Balance of \$49,058 as of August 31
- Dan described budgeting work in progress
- Financial report approved

### **Committee Reports**

#### **Bylaws**

Russ Chamberlain

- No meeting occurred
- Revisions formulated and turned in to the board
- Waiting from input from the board
- Working on formulating bylaws for membership votes

#### **Long Range Planning**

- No meeting

### **Nominating committee**

Bob Peetz

- Meeting was held
- All applications received members were in good standing, candidate:
  - Marylou chandler
  - Ed Delahanty
  - Sill Schroeder
  - Suzy Palmer
  - Debi Karjalanien
  - Jean Salls

### **Grounds**

Jean Salls

- Spyderman finished the ditch project as requested
  - Additional gravel added and all culverts functioning
- Water pump outside of the shelter – Russ Chamberlain and Dick Newsham dug down outside the faucet and discovered a leak when creating a French drain. Harbor Plumbing fixed the leak and the pump is now working. Amount of plumbing repair is expected to be \$200-300.
- Light Poles around pool building: proposal was reviewed to contract with Puget Sound Energy for lighting; cost would be about \$30 for two overhead parking lot lights on poles with an 8 years commitment.
  - The poles are 30' class 4 poles.
  - We will talk to PSE about a second pole
  - →MMSA to talk to PSE about more lights
- Security – Maria described the vandalism we are incurring
  - Sheriff has made some patrol changes and vandalism has reduced greatly
  - Member suggested we add new signage to describe private property usage with towing
  - Whidbey Telecom found that someone had a code to the alarm and it has been changed
  - Whidbey Telecom suggested adding another sensor by the heater and the mechanical room.
  - Maria suggested adding a sensor to tie it into our existing system.
    - →Carol motioned that we add sensors to the system to tie into existing system - MMSA

### **Pool Committee**

Jean Salls

- Jean described the heater gas leak that was repaired
- A second leak has been discovered at the main valve of the heater

- If we replace the current valve cost is about \$400+ as it is a unique old valve; 7-day normal delivery.
- If we purchase the valve it is possible that there is another problem – Barron heating suggested that the ignition switch may be bad but he can't test it until he purchase the valve.
- Dan described that the ignition has been replaced multiple times and has been a continual problem over the years.
- Discussion occurred regarding replacement versus closing the pool for the season.
- Consensus is that the pool be closed for the season due to lack of heat and no desire by members to swim in 68 degree water.

### **Social Committee**

Maria Chamberlain

- The Newshams are out of town
- No new functions planned

### **New Business**

Town Meetings – pool discussion

- Maria Chamberlain described the participation in the informational meetings
- Two more meetings are available
- Members have requested the presentation in writing; posted on the website
  - Notes and feedback will be posted
  - Suggestion was made to host it on YouTube
- Gwyn requested we find a company to lease the pool; or give the pool to the Lion's Club
  - Jean did research on maintaining the pool per the articles of incorporation
  - Article 5 – board responsibility regarding the pool was cited
  - Carol – believes the 1969 agreement with Admirals Cove Inc. is in effect and recommends we need an attorney to review the agreements.
  - Russ – regarding the agreement; believes that it was tied to properties not yet sold
  - Dan – suggested that there is no valid case to be made for maintenance by the original order
    - Admirals Cove Inc was the original developer
    - ACBC, Inc. now owns the pool and if it were sold it would be the club that does the selling. There are no plans to sell or donate the pool.
    - ACBC Inc was formed in 1969
    - Tony Castillo – (1995) described finance problems when he was on the board years ago. And, described the worth. The fear of loss of value helped save the pool at that time.
- Janet Birchfield, owner of Front Street Realty provided an opinion on sale-ability of homes with respect to the pool
  - Every realtor that lists homes uses the pool as a counter-balance to the jet noise

- Janet described that homes without a view would face the greatest loss in sell-ability
- She suggested a structured payment plans for folks with lesser means
- A lot of folks are underwater on their mortgages in the upper street family homes; she suggested a 3 year plan for hardest hit folks
- She suggested that that the community needs to band together to agree on how it is viewed in the marketplace, as an asset.
- She suggested an article in the local papers would drive sales of associate memberships if the pool was repaired.
- Dan Hall inquired about the lack of enforcement of dues
  - Dan Jones responded that we could file liens or get credit agencies to help collect but both are expensive
  - Dan Hall suggested we lease the pool to a third party (e.g. Keystone Swim Club) who would fully maintain and operate the pool
  - A discussion ensued about the Non-profit status. Only 15% of the income can come from outside of the membership. Else we could investigate becoming a for-profit corporation.
- Del described that we must bring the pool up to minimum standards before we can do anything.
- Dan Jones described the unique attributes of our pool.
- →Karen made a motion to enable Dustin to create literature for a donation campaign - MMSA

Book keeper – has been hired. We need to formally transfer the records.

Maria – requested we have a Bylaws meeting next week. Tuesday evening at 7:00PM work session for reviewing bylaw changes and decide whether it needs to go to committee. Changes will be available before the meeting.

Ed Delahanty inquired about the engineering study for the building that was motioned for at the prior meeting.

Meeting adjourned 3:54PM