

Meeting Call to Order: 2:05PM

Board Member Attendees:

Jean Salls, Maria Chamberlain, Karen Shaak, Bob Peetz, Ed Delahanty, Suzy Palmer

Absent: Dan Jones

Membership: 12 attendees

Lower Byrd Road Tree Cutting and Hillside Maintenance

Resident: Gerry Woolery

Explained that he maintained the trees on his property and cut the trees to maintain his view and keep the property trim. He described that he had done this work in the past and believed he owned all of the property to the road. He had heard folks in the club were upset by the cutting and solicited input. He would like to be contacted directly if there are any issues.

President's Report

Jean Salls

A very busy month of business was reported:

- IRS – 3rd and 4th quarter of 2010 and all of 2011 payroll taxes are still an issue. The numbers paid versus owed do not equal according to the IRS. The accountant in Freeland is working directly the IRS. ACBC wants to clear the slate once and for all so we will continue to correct issues until complete.
- Pool Refurbishment Project – documents are posted on www.admiralscovebeachclub.com
 - Pool consultant report describes needs of the pool, decking, drains, etc.
 - Architect report for the pool house refurbishment is detailed as to work required to improve the building and ensure ADA compliance.
- Reserve Study
 - Still in progress – analyzes the lifespan of the property
 - Will help set expectations on what it will cost ongoing to maintain the property
 - Expected on April 25th – will be posted

Secretary's Report

Karen Shaak

Printed minutes were provided. Minutes accepted and recorded as printed.

Treasurer's Report

Maria Chamberlain

Cash Assets	
Petty Cash	50.00
Whidbey Island Bank CD	6,946.60
Whidbey Island Bank Checking	56,630.51
Whidbey Island Bank Money Market Fund	18,263.37
Total Checking/Savings	\$81,90.48

Bills were reviewed:

- Travelers insurance - bonding for crime (theft) ~\$800 for three years will be paid.
- Maria described the IRS penalties that are compounding and recommended payment.

Several residents who purchased foreclosure properties have balances owing from prior owners. ACBC will be providing these homeowners with a letter of explanation that they must pay and need to become current. Only members in good standing can vote.

- Maria will check some local banks to determine the best rates to move some money into a new money market fund ~\$25,000.00
- Labor & Industries owes us money for past over-payments ~\$1,000 will be forthcoming.
- Accounting needs to be audited prior to tax filing – estimated to cost \$3-4,000.

Committee Reports

Pool

Cathie Harrison

The committee met with the architect Stig Carlson who estimated work on the building and McKean the pool consultant. Documents are online for all members to review – www.admiralscovebeachclub.com

Building renovation is estimated to be \$350,000 (6-7 month construction phase)

Pool estimated to be \$265,000

Committee recommended to the board that the assessment to the membership be for \$650-675,000

Board will be studying the numbers provided by the consultants and determine what to send to the membership as an assessment. A ballot and information package will be sent to the membership; target is mid-May. The vote to the membership will be to keep or remove the pool; both will have costs.

Grounds

Russell Chamberlain

- Outflow pipe repair – currently covered in gravel. Permit has been filled out and needs to be filed and paid for then it can be repaired.
- Tide gate box – screen needs to be replaced to prevent folks from falling into the tide gate.
- Parking lot gravel will be ordered and graded in May.
- May work parties – likely there will have two of them May 15th (Wednesday) and May 18th (Saturday)
- Pool Propane tank – recommend that we empty it and remove the tank and be reimbursed for the gas
- Nighttime visitors – no plan yet but some considerations to curb vandalism
- Garbage cans – recommend we buy lids and mark them for glass etc to encourage folks to use them instead of littering the beach
- Keystone fir tree will be improved to look nicer

Long Range Planning

Karen Shaak

Outline of a plan has been posted on the website. This plan is intended to guide us into the future; several items are in progress.

Nominating

Bob Peetz

Nominee application form will be sent as part of the May voting package to encourage new candidates. There are four positions that are up for election.

Bylaws committee

Re-forming this committee as there are additional changes needed for the membership to vote. The officer duties will need updating to become current with the times. Several other items are recommended.

New Business

1. Legal Opinion - a number of questions were answers by the attorney. Posted on the web site.
2. Membership information packets and vote – board will be reviewing the costs to prepare information for the community.
3. Donations – may be achievable. The guesstimate is that a donation of 50-60K would be required to offset an assessment that is noticeable to members.
 - a. A suggestion was made to mothball the pool facility project in lieu of a potential failure of the vote. A member informed that the RCW states that the pool can only be covered for a year and if there is no active plan must be destroyed.

Old Business

1. Request to explore a lawn maintenance company to help maintain the property during the growing season.

General Meeting adjourned 3:23PM

Executive Session – commenced 3:25PM

- Discussed Personnel Issues

Executive Session ended – adjourned 4:25PM