

Board Members: Jean Salls, Maria Chamberlain, Karen Shaak, Bob Peetz, Dan Jones, Suzy Palmer
Absent: Ed Delahanty

Memberships in attendance: 18

Call to Order: 2:02PM

President's Report

- IRS – negotiations nearly complete for 2010. We may receive a refund for \$3000 or so once reviews are complete. We are now working on 2012 taxes. ACBC will be filing current corporate tax on Friday June 14th.
- Permit for repair of the out-fall pipe – public notification is posted at the beach site where the work will occur. Comment period ends June 20th, and then we may be able to fix the outfall pipe by covering the rusty hole. The permit cost was \$1000.
- Easement discussion – owner of lower Byrd Rd has requested a discussion and review of the existing agreement.
- Dues – still being paid; members paying by June 15 will be able to vote on the current issue to keep the pool.
- Ballots – about half sent have been received.

Secretary's Report

- May 2013 Minutes entered into the record as provided and posted.
- Correspondence – Dues and ballots are still being received.

Treasurer's Report

- May finances reviewed and posted
- →MMSA - motion made to accept financial reports as provided
- Bookkeeper requested that some accounts with prior owner balances be written off; aggregate total is less than \$500.00. There are three properties and all were purchased as foreclosures.
- →MMSA – to write off balances of prior foreclosures with balances so new owners can be current.
- →MMSA – Motion was made to consider anyone owing less than \$10 (most of these are errors or old late fees) to be considered current so they will get a ballot. The balances will be carried forward (not written off). (vote 4:2 Dan Jones and Jean Salls – abstained)

Committee Reports

Bylaws

Karen Shaak reporting

- 2 meetings have occurred
- Half the bylaws have been reviewed
- Expecting to have draft for board review in July

Grounds

Russell Chamberlain reporting

- Request was made to improve the signage for Admiral's Cove on the main hwy at Admirals Drive. Committee will clean up the sign, paint and add something to the empty oval.
- Lawns are being mowed regularly
- New furniture is arriving
- TV is operational and will be used for movie night
- Bid in process to fix shelter electricity per request of the county inspector and supply more outlets.

Social Committee

- Pot Luck tonight
- Coffee every Tuesday morning
- Garage Sale is June 14 & 15th

New Business

1. Tally Committee
Pool Ballot tally with be June 28th 7:00pm
Committee: Richard Johnston, Bob Wilbur, Cathy Harrison, Bonnie Noble, Harry Lynam, Dan Jones, Darla Allen, Sid Iverson
2. Road Easement
 - Mike King & Marge Plecki own lower Byrd Rd
 - Request was made for a change to the contract name from Admiral's Cove Homeowners Association to Admiral's Cove Beach Club
 - Request was made to revert the contract to the prior agreement which would enable no dues to be paid on the properties adjacent to the lower Byrd Rd easement.
 - →MMSA motion was made to have an attorney read the agreement to gain an opinion on the name change or whether any action has to be taken. And, if the agreement is valid as stands.
3. Payment Contracts
 - A number of members make progress payments to pay their dues
 - A request was made to have members requesting a payment plan sign a contract for payment.
 - Any members paying regularly are considered in good standing
 - →MMSA – motion made to create a legal form/contract to enable members to sign-up and pay invoices over time
4. Title - Tract A
 - No paper title for Tract A can be found in the file room
 - →MMSA - Motion made for a title search for Tract A (may cost about \$200)
5. Accounting Software
 - Quickbooks Pro 2013 was discussed and requested as an upgrade to the current software
 - →MMSA – purchase an upgrade to Quickbooks accounting software
6. Bylaw Consideration request
 - Jerry McGinnis – member request from the floor
 - Request: change the method of voting to align to island country procedures. Mail – improve verification of members and add double envelopes for all mail-in votes.
 - One vote per member could be changed to one vote per lot ownership.
 - Jerry described the original ownership being created as one vote per member as having been instituted to distribute the vote and encourage fairness and diversity of vote. He believes that to bring the laws current he should be able to vote per each lot owned. Several other members agreed.
 - A member described the rationale of placing the vote at the member level versus lot was to prevent developers from owning the vote due to vast lot ownership.
 - Request was made to have an attorney validate the legality of the vote per lot change

Old Business

- None discussed

Member Forum

- Claire Pickard – requested information about the pool facility refurbishment. Board members clarified costs and vote time frame
- Lindsay Blackner – requested a ballot for having purchased Dave Breining's property. Dave had received a ballot, a duplicate won't be issued.
- Dustin Frederick – requested info on the last date of operation of the pool for last year to understand when a cover needs to be purchased
- A member announced an event on Oct 29th at Crockett Barn – Coupeville OLF information

Meeting Adjourned 3:18pm