

Meeting called to order: 2:00pm

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

Members present: 28

President's Report

- Jean Salls welcomed the community
- Jean described the arborist Scott Baker's presentation scheduled for 3:30PM today. Any members with sloping yards will be interested in how to maintain and prune for sustainability of the hillside.
- Survey of tract A is now available and will be filed with the county.
- IRS issues are still pending and we are waiting for final responses – over \$7,000 in fines have been paid this year
- Legal action has been served against the club and the board of directors by Dustin Frederick and Robert Wilbur. Some discussion will be limited and stopped based on recommendation of the attorney representing ACBC. Two subjects - the pool and board nominations cannot be discussed.

Secretary's Report

Minutes of the August meeting were provided to the membership, posted on the bulletin board and the website. MMSA to accept the August minutes as provided.

Treasurers Report

Maria Chamberlain

Profit and Loss – August 2013

Income – Gross Profit (facility usage & transfer fees)	\$199.00
Expenses – Payroll, Accounting fees, Hospitality, Utilities	\$2,399.04
Net Ordinary Income	-\$2,200.04
Other Income – insurance payment/tree cutting	\$18,050.77
Net Income	<u>\$15,850.73</u>

Special Assessment – pool removal

- \$51,000 collected through August
- Approximately \$90,000 cumulative total through Sept 13th
- A separate disbursement account has been set up for handling the assessment. Funds will be transferred to a People's Bank Escrow account.
- A motion was made to move the money from the disbursement account to the escrow account. MMSA
- A motion was made for authorization to pay the insurance company deductible to cover the cost of litigation (Dustin Frederick & Robert Wilbur vs. ACBC) - \$5,000 MMSA
- A motion was made to hire and pay an attorney to prepare a resolution for creation of an escrow account for special pool assessment funds. MMSA
- Warrants were circulated for payment to various vendors.

Admiral's Cove Beach Club

- The VA contacted ACBC regarding \$413 outstanding account balance to sell property requesting a letter to pass the dues onto the new owner. MMSA

Committee Reports

Social Committee - Sue Corliss

- Coffee meetings are being held Tuesday mornings at 10:00am at the Shelter
- Movie nights are still lightly attended and are continuing
- A new list of DVDs is available for viewing
- 9/26 after the annual meeting the social committee will welcome new members. Appetizers will be provided.

Grounds Committee - Russell Chamberlain

- Outfall pipe has been repaired. The rusty pipe is no longer a hazard.
- The screen on the tide gate has also been repaired so nobody will fall in and it is safe
- Weeding has starting to occur on lower Byrd Rd
- Lawn mowing has been ongoing
- Playground equipment is still on the agenda to acquire this year

Budget Committee

- Estimates for consideration for the 2014 budget was provided to the board
- New budget assumes 450 members will pay their dues in 2014
- 489 members paid their dues in 2013
- Insurance will go up due to current litigation (as much as \$10,000)
- A discussion occurred about changing the payment from per lot to per member to coordinate with the single vote. It will decrease income by about \$9,000.
 - Jean called the membership out of order (Sid Iverson) attempted to make a motion in the midst of budget review.
 - Dan called for a special meeting of the directors to finalize the review of the budget. A meeting of all directors will be called.
 - Dan notified the board of what it requires to call a special membership meeting. The Board must send out prior notice to the membership. Every member must be notified of a membership meeting for the meeting to be legal and then if a quorum (10% of memberships in good standing) is present business can be conducted.

Old Business

Tract A survey:

Ed Delahanty described the survey of the Tract A property. A drawing was provided for review by the membership. The property is staked at various places that can be reviewed. The copy will be filed with the county.

Members Forum

- George Johnson – Keystone owner. Had questions about a vote to remove the pool.
- A member provided a bid for demolition of the pool.
- Members inquired about access to the law suit documents
- Pool assessment bill was mailed late so the due date for first payment is Sept 14 (not Aug 31)
- 607 statements were mails (about 300 have paid)

- Dates of all board meetings have been posted – they are posted at the bulletin board by the pool building and online.
- Members expressed interested in moving dues from payment per lot to per member and wanted to know if it would impact assessments too. Yes, it would. The board has been analyzing the multiple lot ownership to determine an outcome of this change.
- Dan explained the dues versus member benefit. The bylaws prohibit members from having more than one vote. It could be more equitable to make a change to dues per member to make the vote and payment align. It is the prerogative of the board to make this change.
- Members wanted to know what prompted the survey of the property. A plot wasn't available so it was resurveyed to accommodate so many members on Farragut wishing to cut the hillside.
- Dan explained ownership of land versus membership. Active members versus members in good standing.
- More signage is desirable to maintain the grounds and keep out the fisherman that don't reside in Admiral's Cove.
- Tuesday Sept 24 at 7:00pm, Sheriff Brown will attend and answer questions about neighborhood watch. USAonwatch.org is available through the US justice dept., it explains watch methods to keep a neighborhood safe. The meeting will be advertised to rally the community.
- Suggestion was made to contact Teleker shores residents and ask them to join.
- Dan explained that the Sheriff will not enforce trespassing on ACBC property
- Dawn to Dusk signs were suggested
- Lake Cleaning was suggested to reduce the growth of the widgeon grass
- Discussion about fires on the beach ensued and members want it to stop.
- A question about perc vs non-perc lots occurred and it was explained that non-perc lot owners pay half. Legally combined lots are assessed as single lot.
- Reed Greenfield described that there are now means to perc a lot regardless of whether the land drains. He suggested all lots are assessed the same amount.
- Gwyn Staton requested that we consider raising the dues. Bob Peetz described why we may not increase the dues.
- Lee Hart asked about the dues and requested that we replace the pool with a new recreational option.

Jean Sallis motioned for adjournment 3:32PM

Arborist Presentation – meeting was canceled; arborist was delayed due to Mukilteo Ferry congestion. A reschedule will occur.