

Minutes of a ACBC board meeting

Saturday, May 10, 2014

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The meeting was called to order at 2:06 pm

Board members present: Ed Delahanty, President, Suzy Palmer, Vice President, Steve Morrow Treasurer, Fred Salmon, Secretary, Dustin Frederick , Recording Secretary, Kurt Blankenship and Chris Hendrickson.

Approval of 04/12/2014 Board meeting minutes.

M /S/C Suzy Palmer/ Fred Salmon/unanimous

**Reports:**

President--- I RS extension for late filing has been completed and sent to the IRS.

Blockage in the drainpipe has cleared itself for now, will continue to monitor the outflow.

Discussed a heated storage unit for records retention

**Motion---**that ACBC purchase a heated storage unit.

M/S/C Dustin Frederick/ Suzy Palmer /unanimous

Thank you to the member(s) who trimmed the roadway

Pool level has been monitored and no significant leak has been observed in a week and a half. Currently the pool is doing a complete water exchange in approximately 7 to 10 hours. State requirement is six-hour exchange-rate but we may be exempt depending on the level of use.

Discussion regarding the pool level. Maria Chamberlain is of the opinion that the pool is going down and stated that she has photo documentation. Pres. Delahanty he said that he disagreed and that he has photos and documented pictures on his phone. President Delahanty asked Maria Chamberlain to print her photo documentation and send it to the board and he will do the same.

Next step regarding opening the pool is to get the heater fixed. President Delahanty provided a list of the items necessary to be repaired in order to open the pool for swimming.

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if the pool is opened it was suggested that we should have aqua socks available for the young children to protect their feet from the rough surface.

Discussion regarding the Stratum VRS vacuum sensing device and whether or not it was calibrated properly; also discussed whether the chlorinator was working properly. Consensus of the Board was that those items would be in proper working order before the pool opens this summer.

**Motion**---that ACBC obtain an estimate for the heater repair.

Steve morrow proposed an amendment to the motion as follows:

In addition to an estimate of the heater repair, that ACBC obtain a repair estimate for all of the items listed by President Delahanty in his report and proceed immediately with as much repair work as possible that can be performed by volunteers and do not require professional expertise.

M/ S/C Fred Salmon/ Chris Hendrickson/unanimous

Trina Trimmer is monitoring the pool chemicals and doing an outstanding job. Discussed her availability as a pool manager during the summer months it was noted she would not be available until noon.

Treasurer---made written report and disseminated to members present.

Secretary--- no report

Committees:

Budget and Finance----had two meetings last month and will have two meetings this month.

Grounds and Building--- currently involved in trimming along the road.

Long Range Planning--- Dustin Frederick made the report and disseminated minutes of the joint meeting with the Pool Maintenance and Improvement committee.

Discussion regarding the role of committees and their relationship to the Budget committee. Consensus of the Board was that, per the bylaws, all committees report directly to the ACBC Board.

Discussion regarding opening the pool after securing the appropriate permits from the appropriate authority and the Board reaffirmed the commitment to comply with all state laws with regard to operating and maintaining the pool.

Pool Maintenance----the committee members reiterated and reaffirmed the conclusions reported in the minutes of the joint meeting of the Long Range Planning and Pool Maintenance and Improvement committee meeting.

Pool Operations and Safety committee--- no report because the pool is not operating.

### **Unfinished business**

People's Bank----- the assessment refunds are moving forward.

Board ethics document----discussed the draft and proposed changes, final draft should be ready for next meeting

### **New business**

Board meeting---the meeting will be changed to the third Saturday of the month beginning with the June 2014 meeting.

Outstanding dues and assessments----general discussion regarding the contents of the mailing to members. Discussed the finance charges versus late fees. The Board will check on Washington state law regarding charging late fees. The Board will determine at a later time when to send out the 9.99% dues increase for 2014. It was noted that late fees have been collected in the past.

**Motion---** to send statements pursuant to the draft discussed during the meeting. The board will send statements to members' not in good standing and these statements will be included with the newsletter.

M/S/C Steve Morrow/ Kurt Blankenship/ unanimous

Lake status---discussed FEMA regulations and the possibility of being required to lower the weir gate at the lake outflow box by 6 inches. The Board will follow up and report at future meetings.

Procedural review--- discussed the differences between an audit, financial review and procedural review.

**Motion---** to check with Edwards and Associates regarding what constitutes an audit, financial review and procedural review; then make a decision consistent with the bylaws on which review to perform.

M/S/C Steve Morrow/ Dustin Frederick/ unanimous

Steve Morrow will contact Edwards regarding the distinction and the cost between the three options

Security cameras--- discussed the need for cameras to capture vandalism.

**Motion---** to investigate pricing security cameras and installation of a recording device.

M/S/C Steve Morrow/ Dustin Frederick/ unanimous

Discussion regarding the quality of the system that we should install; also discussed Whidbey Telecom alarm system, it is currently operating but does not have video at this time.

Vegetable garden proposal--- several members proposed a community vegetable garden. Discussed the design and the fact that it would be paid for by the participating members and not ACBC. The members requested that, if approved by the Board it be a two-year commitment i.e. two growing seasons.

**Motion---** that subject to receipt of an email description of the garden as orally presented in the meeting, the Board would approve the request for a community garden.

After discussion the motion was amended to the following:

The Board will approve the request for a garden as described by Russell Chamberlain; subject to receipt of an email description of the garden, with an additional commitment to remove the garden if it is not being utilized and the approval would be granted for a period encompassing two growing seasons.

M/S/C Kurt Blankenship/ Dustin Frederick /unanimous

Pool ballot ---discussion regarding the ballot mailing and the status of litigation. Pursuant to the court, under the existing governing documents, decommissioning the pool is not an option that can be presented to the membership. This was stated in the Findings of Fact and Conclusions of Law made by Judge Hancock. Discussed past assessments and why members were asked to "approve" those assessments. The consensus of the Board was that those assessments were presented under different facts and circumstances. Regardless of what was done in the past, due to the Court's ruling, the Board is required maintain the pool and it needs to be refurbished. Therefore, funding options will be

presented to the members and the funding option that receives a majority vote will be the option the Board will pursue.

Discussed the Close litigation the meaning and effect of that summary judgment on Cove membership.

**Motion---** to have a ballot prepared to send to the membership by the July 2014 meeting.

M/S/C Dustin Frederick /Fred Salmon/ unanimous

**Motion---**to contact the bank and obtain the information necessary for the ballot options, this information should be available by the June 2014 meeting.

M/S/C Kurt Blankenship/ Fred Salmon/unanimous

### **Member forum**

Adherence to covenants---The issue was raised regarding people who do not keep up their property. This issue has been raised many times in the past and the covenants cannot be enforced by ACBC; they must be enforced by an individual member or members taking legal action against the property owner who is violating the covenant.

Tour of the pool---no member wanted a tour,

### **Executive session to discuss pending litigation**

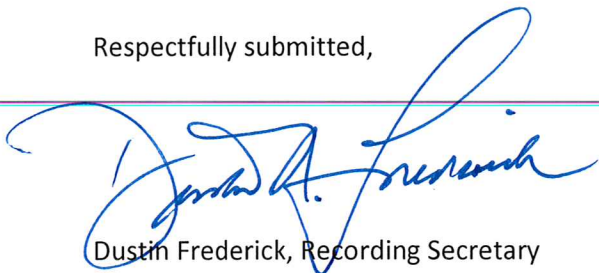
Adjourned for Executive session at 5 PM

Reconvened for Executive session at 5:14 PM

Executive Session concluded at 5:35 PM

Reconvened board meeting and adjourned the Board meeting at 5:36 PM

Respectfully submitted,



Dustin Frederick, Recording Secretary