

Minutes of ACBC Board Meeting

February 21, 2015

At 2:00 pm the meeting was called to order by President Ed Delahanty

Recording Secretary Dustin Frederick was present.

Board Members present were: President Ed Delahanty, Vice President Suzy Palmer, Treasurer Steve Morrow, Secretary Fred Salmon, Director Chris Hendrickson, and Director Kurt Blankenship via phone.

January 2015 minutes were approved as presented.

Reports:

- President---Ed Delahanty reported that the damaged shingles on the shelter will be replaced.
- Vice President ---Suzy Palmer reported that a sympathy card was sent to Betty Johnson.
- Treasurer---Steve Morrow reviewed the financial report copies of which were available to members at the meeting.

Committee Reports:

- Bylaws---progressing well, recommended changes will be forthcoming.
- Lake Outfall---Had one meeting and in the process of scheduling another. So far this winter the lake level is maintaining approximately 1 inch above invert.
- Lake Ecology---Mike Tenore reported that the committee has met once and is working to decide what tests will be used to determine the water quality of the lake.
- Long range Planning---the committee met today and had the first brainstorming session. At future meetings the committee will work on the mission statement and prioritizing the list of suggestions that have been submitted by members. Also, would like to get input from children at a future meeting regarding what amenities they would like.
- Pool Operation and Safety---had a meeting to determine what needs to be done prior to opening the pool if allowed by State & County Health Dept officials (would only be pursued if final ruling from Is. Co. Court mandates maintaining and operating pool)

New Business:

- Approval of Warrants---Warrants were read by Steve Morrow. The total was \$13,170.76 and a motion was made by Fred Salmon to approve the warrants as read, second by Suzy Palmer, motion carried. (unanimous)
- Authorization for online bill paying---a proposal was read and explained by Steve Morrow. Online bill paying was suggested in our financial review and is allowed by our bylaws. Steve Morrow made a motion that we authorize electronic payment of routine bills subject to full review and approval at the next Board meeting and subject to approval by one other Officer.

The motion was seconded by Dustin Frederick. The motion was debated and approved.
(unanimous)

- Hardship Fund---the fund has had its first contribution and now other members can donate also.
- Member Mike Tenore made the following two requests of the Board:
 - Permission to have the fir tree on ACBC property adjacent to his property trimmed by a professional tree service. The cost will be paid for by Mr. Tenore.
 - That ACBC remove the clump of Alder trees near the edge of the lake. These trees have been verified to be a hazard to his residence. He obtained three quotes with the lowest being \$450 and the wood will be cut to 16 inch lengths suitable for fire wood.

These two requests were converted to a motion made by Steve Morrow and second by Dustin Frederick. The motion was debated with discussion regarding liability if the trees should fall and damage Mr. Tenor's property. The consensus of the Board was that ACBC would be liable especially when notified in advance of the potential hazard. The motion was approved.
(Unanimous)

- Policy for the use of the shelter---there was a general discussion that included the following items:
 - Who should be allowed to use the Shelter and under what conditions
 - The liability associated with Shelter use
 - Allowing the Shelter to be used for financial gain e.g. providing services for a fee to members
 - Totally free use of Shelter for members in good standing
 - County, state or federal regulations that need to be considered

The board agreed to continue the discussion online and present a draft policy at a future Board meeting.

- Alternative Visions Committee presentation---the presentation will be made on March 1, 2015.
- 2014 Independent Financial Review---Steve Morrow reported on the financial review completed by Stephanie Neis, MBA, and CPA. The report was detailed in its analysis and had various suggested changes for us to consider. The report concluded with the following comment:
 - "In general, given the size of this association and the various views of its members, the Board of Directors is doing a very good job of working through the needs of and meeting the objectives of the Association."

The report is not available to the public and therefore will not be distributed to members at large or posted on the website. However, it will be made available upon request for review by members interested in reading it in its entirety.

Unfinished Business:

- Status of Court Case---President Delahanty reported that the next court date is March 27, 2015.
- Volunteers---volunteers are still needed---this is an ongoing request.
- File moving date---due to unavailability of board members we need to schedule a new date to move the records/files from the pool office to dry storage.
- Property donation---general discussion regarding this issue. No decisions made, but we may be able to facilitate the transfer of lots from one owner to another if it is done at no cost or liability to ACBC and it results in back dues and assessments being collected.
- Peterson Trust Issue---unauthorized cutting and pruning of ACBC trees. President Delahanty reported on the status of this matter. Next step is to hire an attorney, and send a letter demanding payment as a precursor to a lawsuit.

Members Forum:

- Sid Iverson asked about the records for the 2007 annual meeting.
- A question was asked about whether or not we are going to open the pool this year and if so, we need to check the back flow valve.
- Sue Corliss made what she called an "objection" to Kurt Blankenship giving legal opinions to the Board when he is not licensed in Washington State. Kurt explained that at no time has he given a "legal opinion" to the Board and that he is always careful to explain that he is in fact not licensed in Washington State and doesn't know Washington law and therefore any thoughts he has or comments he makes are based on his experience with Louisiana law and there are numerous witnesses to this. Kurt further clarified that in all board discussions he is not speaking as an attorney but as a Board member. No other member spoke up to say they agreed with Sue Corliss.
- Maria Chamberlain asked who authorized the newsletter and why there was a 1962 picture of the ACBC planned community. The picture was included in the newsletter to give some historical perspective to members.
- At 3:30 pm the meeting was adjourned by president Delahanty.

Executive Session:

At 3:42 pm commenced Executive Session

At 4:12 pm ended Executive Session and reconvened Board meeting.

At 4:12 pm the meeting was adjourned by President Delahanty

Respectfully submitted,


Dustin Frederick, Recording Secretary

*Minutes approved on
March 21, 2015
Board mtg.
Dustin Frederick
(as amended
above)*