

Minutes of the ACBC Board meeting

March 21, 2015

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

Recording Secretary Dustin Frederick was present.

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

February 2015 Minutes were approved as presented with one amendment.

Reports:

- President---President Ed Delahanty recognized several members for their volunteer efforts and reported that the "Nifty Fifties" pot luck was very successful with about thirty people attending. He also reported that Director Chris Hendrickson was resigning her Board position effective this month.
- Treasurer---Treasurer Steve Morrow reviewed the financial report and mentioned a seminar on financial reporting that he attended. Dues collection is going well.

Committee Reports:

- Grounds and Building ---a meeting was held this morning. There are still a few windows that need to be repaired and roofing shingles replaced. It was suggested that we provide a "doggy potty bag" dispenser to remind members to pick up after their dogs. We also need some pressure washing and gardening done.
- Lake Outflow Study---gave an update on looking at the outflow pipe with a camera to determine its condition. The cost would be approximately \$1,500 (three quotes were obtained). Dustin Frederick made a motion that we survey the outflow pipe with a TV camera at a cost not to exceed \$1,500 and be provided a copy of the findings/report on a CD. The motion was seconded by Suzy Palmer, debated and approved (unanimous).
- Pool Operations and Safety---Dennis Egan reported that the committee had a good meeting reviewing the Washington Administrative Code (WAC) with regard to pool operation. The next meeting is March 31st.
- Long Range Planning---Suzy Palmer reported that the committee has met twice and itemized the problems and issues faced by the community going forward. The next meeting will focus on a community survey.
- Bylaws---President Delahanty reported that several meetings have been held but the committee is not yet ready to present the proposed changes.

New Business:

- Approval of Warrants---Treasurer Steve Morrow reviewed each warrant. The total of all warrants was \$1,705.13. Dustin Frederick made a motion to approve the warrants as read, second by Suzy Palmer, Motion approved. (unanimous)
- Pre application meeting with Island County Planning Department--- President Delahanty reported that he is in the process of scheduling the meeting.
- Repair of culvert #5 under Byrd road---the culvert has been evaluated and there is a failure of some kind. We obtained two quotes for repairs. One quote was to repair ½ of the pipe at a cost of \$2,140 and the second quote was to repair the entire pipe at a cost of \$2840. General discussion occurred and Steve Morrow made a motion to hire Spyderman Inc. to replace the entire pipe culvert #5 under Byrd road at a cost of \$2840 plus tax; and to obtain the required permits. The motion was seconded by Suzy Palmer, debated and approved. (unanimous)

Unfinished Business:

- The Wilbur vs. ACBC court hearing will be held on March 27 at 9:30 am.
- Policy for Shelter use---discussed Shelter reservations and potential conflicts and communication problems. It was suggested that an Ad Hoc committee be formed to tighten up the procedures. It was also suggested that the issue could be referred to the Social committee. No formal action was taken.
- Status of Issues identified in the financial review---the biggest issue that arose from the financial review was whether or not we should operate on a cash basis or an accrual basis and the consensus is that the best format for ACBC is the cash basis. Other minor recommendations will be incorporated into our future financial reports.
- Records/document move---still need to set a date for the move from the pool office to our dry, heated storage unit.
- Property donation---the board declined to accept one lot that was offered but we may be able to facilitate the exchange of another lot if we can get back dues as a result of our efforts. The clear consensus of the Board was that we do not want to take "ownership" of donated lots due to the legal issues involved.
- Peterson Trust Issue re unauthorized cutting and pruning of ACBC trees---The Board will be utilizing legal assistance to move to the next step in our efforts to obtain compensation. It was suggested that the Board investigate having a permanent lawyer on retainer to assist in these kinds of matters. One that is knowledgeable with regard to our history and governing documents as well as our recent court decisions. This item will be placed on the next agenda.
- Members not in good Standing---President Delahanty commented on payment plans and the requirement that the payment schedule needs to be met or the member will not be in good standing. There must be a sincere effort by members to pay on time.
- Volunteers---still need volunteers, especially in data analysis, handyperson, social media and yard/grounds maintenance.

Members Forum:

- Maria Chamberlain asked about the Directors and officer's insurance payments being spread over two years. She also asked about a "grace" period for payment of assessments.
- Harry Lynam asked why the Alternative Visions proposal is being researched along with the pool refurbishment.
- Russell Chamberlain asked about the dues increase and the 2015 level set at \$167 per year. The Board has authority granted in the bylaws to raise dues without a member vote if the increase for each year is less than 10%. The dues rate of \$167 for 2015 reflects an increase for 2014 of 9.99% and an increase for 2015 of 9.99%.
- Susan Corliss asked about the bylaws and potential changes. President Delahanty said that any proposed changes will be sent out to the community with plenty of time for review.
- Russell Chamberlain asked if the Board was rejecting any proposed changes to the pool and pool building. The Board clarified that it is not rejecting the consideration of changes to the pool and pool building but that changes may be limited if the court decision requires that the pool remain in its present form and foot print.
- Dennis Egan asked about getting satellite TV at the Shelter for sporting events. Dennis also asked if there was an operation manual for the pool and if so---he would like to get a copy to use for an updated users manual for the pool.

At 3:20 pm the meeting was adjourned by President Delahanty.

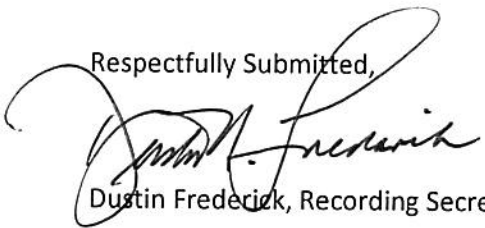
Executive session:

At 3:26 went into Executive Session

At 3:46 adjourned from Executive Session and reconvened the Board meeting.

At 3:47 the Board meeting was adjourned by President Delahanty

Respectfully Submitted,



Dustin Frederick, Recording Secretary