

Minutes of ACBC Board meeting

April 19, 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.

March 2015 Minutes were approved as presented.

ACBC Board vacancy---Steve Morrow moved to nominate and elect Mike Tenore to the existing ACBC Board vacancy, second Suzy Palmer, motion approved. (Unanimous)

Report on Wilbur vs. ACBC court decision---Chris Nye, the attorney representing the ACBC Board in the litigation explained the Judge's ruling and answered questions from the members. The verbatim ruling is posted on the ACBC website.

Project Management process---Ronald Young of Young Associates gave an overview of the permitting process that would be required in making renovations to the pool, pool building and other community property. Mr. Young answered questions from the members present and explained the basic elements of a "feasibility study".

At 3:05 pm president Delahanty recessed the meeting.

At 3:16 pm President Delahanty reconvened the meeting.

Officer Reports:

- President---Ed thanked Marty Lull for his work on the shelter, Dennis Egan for his work on the pool fence and the "unknown" volunteers who have helped with the gardening.
- Treasurer---Steve Morrow reviewed the financial report and noted that we have collected \$76,087.72 in dues but still have \$67,184.35 dues /assessments outstanding. He also noted that we have 598 total members with only 427 in good standing, including members on approved payment plans.

Committee Reports:

- Lake Outflow---President Delahanty reported that the video camera study was performed on the pipe but we could not get a good picture due to some type of obstruction. The pipe will need to be flushed before we try again and a permit is required from Fish and Game Dept. to perform the flush. The committee will meet again on May 3rd. The lake is still draining properly despite the obstruction in the pipe. We have a year old quote of \$1,000-\$2,000 to perform the flush, with the camera work costing approximately \$1,500.

- Lake Ecology---Mike Tenore reported that the main problem with the lake is the large amount of nutrients in the water. The committee is investigating various strategies to deal with the problem and is working with Whidbey Island Trust. One idea is an “artificial island” which is a floating mat of reeds and grasses that absorb the excess nutrients from the water. The committee is also researching several ways to “study” the water quality and will meet again in early May.
- Pool Maintenance and Improvement---Fred Salmon reported that two meetings have been held and based on input received from the County and State regulatory agencies we may be able to open the pool this summer provided certain requirements are met. Fred reviewed a list of items that would need to be corrected and/or repaired in order for the pool to open.
- Pool Operation and Safety---Dennis Egan reported that the committee reviewed the Washington Administrative Code (WAC) applicable to pools and is in the process of updating our pool operation manual.
- Long Range Planning---Suzy Palmer reviewed the planned survey draft and the mission statement. She also reported that a revised Shelter Rental Form will soon be on the website. The potential installation of a “zip line” was discussed as a playground enhancement.
- By Laws---The committee is making progress and is up to Article 7. The next meeting will be at Kurt Blankenship’s home.
- Government Relations---An informal meeting occurred with State and County representatives the results of which are reported above in the Pool maintenance and Improvement report.

New business:

- Approval of Warrants---Steve Morrow reviewed the warrants to be signed with a total of \$1,058.82. Dustin Frederick made a motion to approve all warrants as read, second by Kurt Blankenship, motion approved (unanimous).
- Small Claims to collect back dues/assessments---Steve Morrow reported on the process to file in small claims court and made the following motion, seconded by Dustin Frederick.

That ACBC Board authorize Steve Morrow, in his capacity as Treasurer and Ed Delahanty in his capacity as President, to represent the ACBC Corporation in all matters pertaining to a small claims action in Island County District Court, including but not limited to: filing the small claim, mediation hearing, trial and collection of any judgment rendered.

The motion was debated which resulted in the following amendment proposed by Kurt Blankenship.

Provided: that any mediated settlement of a back dues/assessments claim must have ACBC Board approval.

The amended motion was restated and approved (Unanimous).

- Pool Operation---the target date for opening the pool is June 13, 2015
- “Limited Use” pool for 2015---Steve Morrow made the motion that we operate the pool in a “limited use” capacity for 2015 for the benefit of our members in good standing and not authorize any associate members for 2015. The motion was seconded by Fred Salmon, debated and approved (unanimous).
- ACBC legal counsel---General discussion regarding the benefit of having an attorney available to answer questions and guide the Board on issues related to the governing documents. The consensus of the Board was that it was good idea and we should begin an interview process to determine candidates.
- ACBC credit card---the advantages of having a credit card available to facilitate the purchase of routine items was discussed which resulted in a motion made by Dustin Frederick to establish an ACBC credit card for use by the Treasurer, with a credit limit of \$1,000 to be used primarily for recurring transactions. The motion was seconded by Kurt Blankenship, debated and approved (unanimous).
- Purchase of seasoned firewood---Discussed the idea of buying seasoned firewood for use by club members who come to the beach. Due to the potential for misuse of the firewood, the issue was put on hold until the security cameras are fully operational and the area can be under surveillance.
- ACBC sign upgrades---the condition of the ACBC community signs was discussed and a motion was made by Kurt Blankenship to upgrade the sign at the Highway 525 entrance at a cost not to exceed \$250. Provided: the Board has an opportunity to approve the proposed upgrades/changes. The motion was seconded by Suzy Palmer, debated and approved (unanimous).

Unfinished Business:

- **Good Standing**---reviewed the criteria i.e. in order to be considered in good standing a member’s dues /assessments must be paid in full or be up to date on an approved payment plan.
- Pre- application meeting with Island County---this meeting is on hold until our renovation project is clarified.
- Culvert #5 under Byrd road---the culvert has been replaced and new asphalt will be applied which may result in a small cost overrun. Dustin Frederick made a motion to charge any cost overrun to the Erosion Account, second by Kurt Blankenship, motion approved (unanimous).
- Video inspection of lake outfall pipe---(see previous report under committee reports)
- Policy for use of the Shelter---discussed new forms and procedures for shelter rental and Kurt Blankenship suggested adding language that affirms our right to refuse a rental request.
- Peterson Trust issue i.e. unauthorized cutting /pruning of ACBC trees---an ACBC Board representative met with an attorney and had a letter sent to the owners demanding payment. The letter is posted on the website.

- Video Camera installation---we need some volunteer assistance so the actual installation date is yet to be determined.
- Request for Volunteers---still need volunteers in the following areas:
 - Data analysis
 - Handyperson
 - Social media
 - Yard and grounds care

Members Forum:

- A member asked that 25 mph speed limit requirement be posted on the website and that members be reminded not to litter along Highway 525 by the Admirals Cove entrance sign.
- A member commented on how impressive the Board operates and the level of professionalism demonstrated by the Board.

At 4:47 pm the meeting was adjourned by President Delahanty.

Respectfully submitted



Dustin Frederick, Recording Secretary