

Minutes of ACBC Board meeting

November 16, 2015

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At 6:05 pm President Delahanty called the meeting to order.

Recording Secretary Dustin Frederick was present.

Board members present were: President Ed Delahanty, Vice president Suzy palmer, Treasurer Steve Morrow, Secretary Fred Salmon, Director Dustin Frederick, Director Mike Tenore, Director Kurt Blankenship via phone.

October 17, 2015 Board minutes were approved as written.

October 29, Special Board meeting minutes were deferred to the next Board meeting for approval.

**Officer Reports:**

Vice-President--- VP Suzy Palmer discussed an ACBC chronology created by Eleanor Guinn.

Treasurer---Treasurer Steve morrow reported on outstanding dues. (See attached report)

**Committee Reports:**

Grounds and Building---Dennis Egan reported on the upcoming roof repair. Air vents will be replaced with a plastic version.

Lake Outflow---the committee is planning the next attempt to look inside the outflow pipe.

Lake Ecology---Mike Tenore reported on the status of the lake. The second round of algae testing has been completed. If work is to be done on the lake we will need a permit at a cost of \$3,200 for treating algae. Seattle University has a program that could provide assistance and we may be able to partner with Whidbey Land Trust on a coordinated approach to the lake problems. In addition grant money may be available.

Pool Maintenance and Improvement---Dennis Egan reported on efforts to upgrade the restrooms and showers. The total cost would be \$20,000 with approximately \$15,000 for replacing showers and stalls and \$5,000 for painting.

Long Range Planning---Suzy Palmer reported that the Committee had its last meeting of the year.

Bylaws---President Delahanty reported that the committee is recommending going to a 3 year term for Board positions with a staggered implementation to insure continuity on the board. Also, several typos need to be corrected.

Social and welcoming---the Committee sponsored a Halloween party which was great fun.

### New business:

- Approval of warrants---Steve Morrow read each warrant with a total of \$2,076.36.Dustin Frederick moved to approve the warrants as read, second Mike Tenore, approved (unanimous).
- Annual meeting---Planning for the annual meeting to be at the Nordic Hall from 2-6pm. We will have a parliamentarian present and the notice mailing needs to be out no later than December 15, 2015. The notice will include a newsletter and we will post the annual meeting notice on the website with a reminder that members must be “in good standing” by December 3<sup>rd</sup> to get a ballot.
- Clarification of “member in good standing”---discussed Bylaws provisions and the interpretation of “Owner”. Steve Morrow proposed a new standing rule as follows:

Article V, Section 1 of the Bylaws grants each Member in Good Standing one and only one vote regardless of number of lots owned. Owner is hereby interpreted as materially unique ownership recorded in the Island County Assessor’s Office property records and reported in their on-line property data base. Minor differences in recorded name will be considered immaterial, such as spelling out a name or using only an initial, including or excluding a middle name or initial, including or excluding a title, prefix or suffix to a name.

Dustin Frederick moved to approve the new Standing Rule, second Mike Tenore, approved (unanimous).

Steve Morrow suggested a revision to Standing Rule 4 d to clarify the definition of “Member in Good Standing.”

Good Standing is defined in Article III Section 2 of the Bylaws as being current in accounts and not suspended. Current is hereby further defined as being paid in full, being current as agreed on an approved payment plan, or having balances of \$5 or less on each lot owned. (Revision underlined).

Dustin Frederick moved to approve the revised Rule, second Suzy Palmer, approved (unanimous).

### Unfinished Business:

- Small claims---Steve Morrow reported on the small claims that have been resolved. Both Ed Delahanty and Dustin Frederick are assisting in getting claims filed.
- 2016 Budget---Discussed the 2016 budget with Steve Morrow reporting on the discussion at the last Budget Committee meeting.

- Transfer to Reserve Account---Steve Morrow made a motion to set aside \$35,000, for possible insurance deductible expenses, in a “restricted” account. Discussion regarding the necessity to identify the account as “restricted”.

Steve Morrow made an alternative motion to establish a reserve account for contingency purposes funded with \$35,000 for our unrestricted cash account; Second Mike Tenore, debated and approved (unanimous).

- 2016 Dues---Discussed dues rates for 2016 and funding the budget. Dustin Frederick moved that we increase annual dues to \$183.50 for a perk lot for 2016; second Kurt Blankenship, approved, (unanimous).

**(At 8:15 pm Kurt Blankenship left the meeting).**

Additional discussion occurred with input from the members present regarding asking the members to fully fund the 2016 budget with dues income. In order to fully fund the budget it would require dues of \$265 for 2016. After debate, Dustin Frederick moved that we ask the members via a ballot to increase dues for a perk lot to \$265 for 2016 in order to fully fund the 2016 budget; second Suzy Palmer. Additional debate occurred regarding the challenge of asking for a dues increase and a pool assessment during the same year and Dustin Frederick withdrew his motion.

- Pool Refurbishment Consultant---discussed a written proposal submitted to the Board by Young Associates. Steve Morrow made a motion to accept the proposal from Young Assoc. Dated November 16, 2015 as presented; second Dustin Frederick, approved (unanimous). (See attached proposal).
- Three year term for Directors---discussed the pros/cons of the concept and Steve Morrow presented a proposed change to Article VI Section 2-Term of Office. After discussion regarding the appropriate wording of the proposed change as well as the required voting process; a motion was made by Steve Morrow to place a Bylaws revision on a ballot for the membership to vote on that modifies the Director’s term to three (3) years, with the wording of the proposed change to be determined via email consensus of the ACBC Board; second Dustin Frederick, approved (unanimous).
- Pool Renovation Assessment---general discussion regarding the assessment amount based on a review of the estimates received from the vendors, it will be approximately \$700 per lot plus permitting costs.
- Septic system inspection---Has been postponed.
- Nominations for Board positions---five candidates have submitted nomination forms.

**Member Forum:**

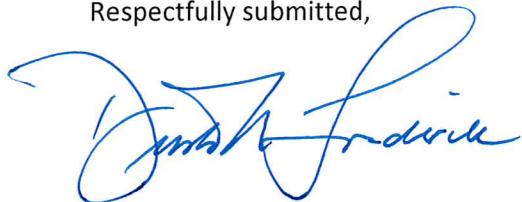
- A member commented on the budget committee recommendations.

At 9:00 pm adjourned to Executive Session

At 9:17 pm adjourned Executive Session and reconvened the Board meeting

At 9:17 pm the Board meeting was adjourned by President Delahanty.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dustin Frederick". The signature is fluid and cursive, with a large initial "D" and "F".

Dustin Frederick, Recording Secretary