

**Minutes of ACBC Board of Directors**  
**ACBC-Whidbey.org**  
**February 20, 2016**  
**Regular Board Meeting**  
**FINAL**

CALL TO ORDER

President Blankenship called the meeting to order at 2:05 PM.

INTRODUCTION OF BOD

Present were Ed Delahanty, Suzy Palmer, Mike Tenore, Dennis Egan, Greg Behan and Kurt Blankenship.

Absent: Steve Morrow, Treasurer

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of 1/28/16 and 2/4/16 were approved as submitted.

OFFICER REPORT

President, Kurt Blankenship gave a special thanks to Heather and Mike Tenore for the excellent quality of the pool brochure they developed to be included in the mailing.

Vice President Delahanty gave a detailed report on the procedure that is followed for handling and counting of ballots. The Secretary and Chairman of the Teller's Committee pick up the ballots at the P.O. The committee then opens them. If there is an absence of identification on the outside or inside of the blue envelopment the interior white envelope will not be opened. Member Marty Lull suggested that the mailing committee may consider making an extra set of labels and put that identification on the back of the blue envelope.

FINANCIAL REPORT given by President Blankenship in the absence of Mr. Morrow.

Heritage Bank Balances

Checking/Savings	\$165,848
Heritage Unrestricted	\$109,332
Total of above	\$200,899

January 2016 expenses totaled \$11,362.00

Monies received in January 2016 were \$62,393.00.

Also reported that outstanding dues to date are \$74,855.93 with breakdown of general categories\*.

Lots 696

Non-Perc 100

Owners 594

Good Standing 390

Not Good Standing 191

As Agreed?? 13

Note: "As Agreed" members are considered in good standing but

are listed separately as standing is contingent on continued timely monthly payments.

\*387 Members owe less than \$10

24 Members owe between \$10-100

105 Members owe between \$100-250

35 Members owe between \$250-500

17 Members owe between \$500-750

11 Members owe between \$750-1000

## CORRESPONDENCE Report from Secretary

Suzy Palmer reported that the BOD received a final letter from the Better Business Bureau which stated that the complaint has been closed in their files. It stated that the complaint was, "Answered"-the business addressed the issues within the complaint but the consumer remains dissatisfied."

Discussion followed regarding the issue of complaints made to governmental agencies over the last two years, however the BOD has not received any communication from those agencies.

## COMMITTEE REPORTS

### GROUNDS AND BUILDING

Marty Lull and Dennis Egan reported that Surety Pest Control suggested we go to a monthly contract because of an increase in the number of "uninvited guests" in the pool and Shelter buildings. It was moved, seconded and after discussion it was agreed to sign a monthly contract with Surety.

Dennis Egan reported that the septic inspection has been completed by Gabelein Bros. and the tanks did not need to be pumped. The BOD had agreed to the estimate of \$1,300 for the initial evaluation and \$1,000 to build a riser on the distribution box on the present system. A camera was run out to the distribution box and 2 of the 3 drain fields were clogged. Suction worked and all drain fields are currently working. However, should a kitchen or bathrooms be added to the Shelter a new drain field would be required.

Marty announced that there would be a work party on the second and third weekends in April.

### LAKE OUTFLOW

Ed Delahanty continues to hope that a low tide will enable the remote control car and camera to examine the pipe for obstruction or failure.

## SLOUGH OF THE BLUFF

Ed Delahanty reported that at least two homes on Farragut have had slough issues with the record-breaking rainfall. Ditch maintenance work will begin later this spring. Different fill ideas were discussed.

An engineering firm completed an initial evaluation and reported that the bluff is NOT stable. Geo-tech evaluation with core samples along the entire bluff could be as much as \$30,000. The current bluff Reserve Fund is \$15,000. Member Gary Winlund outlined his expertise in this area and agreed to look at the papers submitted. Member Kathy Winlund raised some concern about the ground vibration caused by larger vehicles using the road. Harry Lynam suggested that the property owners be involved as soon as possible and the Board agreed. Ed will get back in touch with the engineer. The BOD will consult with the County and property owners and plan a meeting of Farragut residents south of Byrd Dr. to meet as a group and share contact information. The Board also discussed the added effect the "clear cut" done on the adjacent property has had on our flooding around the Shelter and parking lot.

## LAKE ECOLOGY

Mike Tenore stated that samples would be taken again from the lake to be processed in Seattle for a report this spring.

## POOL MAINTENCE & IMPROVEMENT/OPERATION & SAFETY

Dennis Egan advised that Garrett Love has received his Certification to train lifeguards and will plan to offer the course this spring when he returns from school. We could possibly open the pool Memorial Day weekend if we can complete the painting and redo of the dressing rooms. Dennis plans to get the paperwork out for and to the lifeguards. Dennis also stated we will NOT go over budget.

## BUDGET AND FINANCE

Dennis Egan complimented the Board for allowing each committee to submit their individual budgets so that the committees will feel committed to staying within their budget.

## LONG RANGE PLANNING

Suzy Palmer stated that this committee would meet after the ballots are counted.

## NEW BUSINESS

Suzy Palmer reported that April 23, 2016 would be our first “Neighbors Helping Neighbors” workday from 10 AM until 3 PM. This is Easter weekend so there may be a date change. See attached flyer. Heather Tenore will be the “point person” for volunteers.

There was further discussion about the Assessment Ballot counting details on March 11<sup>th</sup>. A Special Board Meeting is scheduled for the announcement of results to membership on **March 12th at 2:00 PM** at the shelter.

Mike Tenore suggested that to encourage members to vote that we post on NextDoor, Facebook, Reader boards and on the official ACBC website.

Warrants as well as signature cards were signed. President Blankenship advised that the General Liability insurance has been renewed. The amount was \$6,908. The BOD received a letter from Travelers – Notice of Intent Not to Renew the Crime Insurance Policy because of claims made. We have not made any claims against this policy and Travelers will be contacted next week by Ed Delahanty, asking for an explanation.

## MEMBERS FORUM

No comments made.

## ADJOURNMENT

Regular meeting adjourned by President Blankenship at 3:35 PM.

Respectfully submitted,



Suzy Palmer, ACBC Secretary