

**Minutes of ACBC Board of Directors**  
**ACBC-Whidbey.org**  
**March 19, 2016**  
**Regular Board Meeting**  
**FINAL**

**CALL TO ORDER**

President Blankenship called the meeting to order at 2:00 PM.

Maria Chamberlain notified the Board and members in attendance she was audio recording the meeting.

**INTRODUCTION OF THE BOARD**

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

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes from the following meetings were submitted for approval:

1) February 20, 2016 Regular Board Meeting – Approved as written

2) March 12, 2016 Special Members Meeting for Pool Renovation Ballot Results – Approved as written

3) March 1, 2016 Minutes of Executive Session were not approved as written because of Board objection to the written indication of the topics discussed during the Executive Session. This had never been recorded in previous years. Board Member, Dennis Egan objected, indicating that he believed it was customary to at least list the subjects and proposed that the minutes do so, to show transparency. The Board will refer to Robert's Rules for guidance.

**PRESIDENTS REPORT**

President Blankenship reported three issues to the membership:

1) The President and Steve Morrow met with Whidbey Water Services to discuss WWS issues with the CPA that was hired to do the Financial Review. They agreed to continue to work as long as we utilize a different CPA firm. WWS also requested that their monthly fee be increased from \$200/month to \$400/month due to the increased workload from ACBC.

2) A study of the "bluff" was begun this week to determine the extent of the slough. Kurt Blankenship and Ed Delahanty met with Mike King and Monty Hull and came to an agreement to work on plans going forward to minimize exposure for everyone. ACBC has potential liability for maintenance of Lower Byrd Road because of existing easement with Mike King. All affected property owners have been notified and will meet in the near future.

3) Committee Chairpersons and members will be appointed by the end of the month.

**OFFICER REPORTS**

**VICE PRESIDENT:** Ed Delahanty stated report of bluff drainage issues would be covered under "UNFINISHED BUSINESS".

**TREASURER'S REPORT:** Steve Morrow reported that the first Capital One account has been funded with \$100. A second account has been opened for the Pool Assessment Funds received after the Assessment is sent to members.

Total Savings/Checking Balance YTD: \$193,364.90  
Total Income YTD: \$ 76,058.00

Total # ACBC Lots: 696  
Total # Non-perk Lots: 100  
# Owners: 594  
# Owners In Good Standing: 433 (\*11 have "As Agreed" upon payment plans)

# Owners NOT In Good Standing: 161

\*Note: "As Agreed" Members are considered in Good Standing but their standing is contingent on timely monthly payments.

#### A/R Balances as of 03/05/2016

| <u>Owed</u>    | <u>Members</u> | <u>Amount</u>      | <u>Average/Owner</u> |
|----------------|----------------|--------------------|----------------------|
| <= \$ 10.00    | 422            | \$ 207.26          | \$ 0.49              |
| <= \$ 100.00   | 16             | \$ 1,323.91        | \$ 82.74             |
| <= \$ 200.00   | 85             | \$ 15,533.6        | \$ 182.75            |
| <= \$ 500.00   | 28             | \$10,351.17        | \$ 369.60            |
| <= \$ 750.00   | 18             | \$10,275.34        | \$ 570.85            |
| <= \$ 1,000.00 | 10             | \$ 8,494.87        | \$ 849.49            |
| <= \$ 1,250.00 | 12             | \$15,054.21        | \$1,254.52           |
| <= \$ 1,500.00 | <u>3</u>       | <u>\$ 6,995.86</u> | <u>\$2,331.95</u>    |
|                | 59             | \$ 67,821.73       |                      |

Past Due Accounts: Board discussed continuing settlement with individuals who have not paid dues since it has worked well in all cases. Mike Tenore mentioned that BOD is proceeding with the older accounts first before they reach the Statute of Limitations. The BOD has been very sensitive to the individual situations before proceeding with a judgment and every effort has been made to offer payment options and agreements.

SECRETARY'S REPORT: Suzy Palmer gave Board of Directors packets that include the Code of Ethic, Document Policy and Code of Ethics to be signed and returned to her ASAP.

### **COMMITTEE REPORTS**

#### GROUNDS AND BUILDING

Marty Lull advised that some of the new shingles on the Shelter had blown off during our recent windstorms. The roofing company replaced all the damaged shingles.

Marty reconfirmed that work parties are scheduled for Saturday April 9<sup>th</sup> and 16<sup>th</sup>. Members will need to bring tools, chain saws and other tools. We will also need a pickup truck or two.

Chilidogs and "fixings" will also be served.

There was discussion about giving discounts on dues in exchange for time spent helping out, but it was pointed out that such discounts are not authorized by the ByLaws and are unfair to those who might wish to help on the work parties but have physical or time limitations that prevent them from doing so. However, the general consensus was to provide pool passes as a "thank you".

Dennis commented that there are some properties that are being assessed by the County as "non-perc" lots but have homes on them. ACBC records appear to be in error. A

letter will be sent to those properties notifying them there will be a change in our records to correspond to the County records.

#### LAKE OUTFLOW

Ed Delahanty advised there would be more minus tides during the first part of April, which will enable a clear path to use the radio control car to visualize the outflow pipe.

When a member questioned if the existing tide gate permit with the county had been renewed, Mr. Delahanty reported that we have received an extension until the end of July 2016. He reported that we cannot do anything with the tide gate without consulting the County.

#### LAKE ECOLOGY

Mike Tenore advised that water is coming into the lake from every direction. We can't raise or lower the berm gravel in the drain field without a Permit. There has been invasive growth in the wetland leading to the lake. The Whidbey Camano Land Trust needs to be involved. Consideration must also be given to the beaver and other wild life.

#### POOL MAINTENANCE AND IMPROVEMENT

Dennis Egan reported that this committee would be meeting very soon.

#### POOL OPERATIONS AND SAFETY

Dennis reported that Whidbey Telecom has repaired two alarms that were not working. Discussion followed regarding the continued use of "The Square" credit program since liability for unpaid amounts will now become an ACBC issue. May need new Chip Card device to process credit cards.

#### BUDGET AND FINANCE

Steve Morrow read the voucher list. It was moved, seconded and approved to pay \$2,560.22 of warrants. Financial Review Report (Stephanie Neis) was given to Board with plans for corrections and an extension to be filed.

#### LONG RANGE PLANNING

Suzy Palmer reported that monthly meetings would resume after assessment is sent out. Volunteers are needed.

#### COMMUNICATIONS

No report

#### BYLAWS

No report

#### NOMINATING

Not applicable at this time.

#### GOVERNMENT RELATIONS

No report

#### SOCIAL AND WELCOMING

Dennis Egan advised that between 12 and 20 members attend the Tuesday morning coffee. The next Friday night movie series begins April 1<sup>st</sup> – Lord of the Rings Series.

## UNFINISHED BUSINESS

Bluff Issues – Letters have been sent to Farragut owners notifying of April 2<sup>nd</sup> meeting at 10 AM at the Shelter. Items to be discussed are:

- Engage County to line other side of ditch on Farragut.
- Farragut owners need to run a single pipe to go over the bluff to the ditch.
- ACBC needs to improve and stabilize the condition on the toe of the bluff.
- Whidbey Water Services – Andy Campbell has been made aware of the situation.
- King easement gives ACBC some potential responsibility for the toe.
- Consider effect of neighbor clear cutting property-Contact DNR.

### Crime Policy Renewal

- Policy notice received “not to renew”
- Broker has provided a renewal application with another company and Kurt will fill out and send in.
- Policy cost - \$900/year

### Committee Assignments

- Discussion regarding committee assignments
- Tasks are combination of Board directed and committee vision

### New BOD Meeting Dates

- BOD approved moving meeting dates to the third Tuesday of each month beginning April 19<sup>th</sup> at 7:00 PM at Shelter.
- Meeting to discuss the wording of the invoice for Pool Assessment will be Wednesday, March 23<sup>rd</sup> at 7:00 PM – Shelter

### Discussion regarding how to handle old ballots (Dennis Egan)

- Standing rules need to be reviewed

### Corliss Appeal discussion

- Maria Chamberlain raised the issue of “waiting to send the assessment until we see what happens with the Corliss Appeal.”
- Kurt Blankenship responded with a possible time frame of 90-100 days after the briefs are submitted. This occurred last week.
- We are still obligated, per the Superior Court Judgment to “repair, maintain and operate the pool for the benefit of ACBC members”.
- A member raised an issue about the ballot “flyer” being biased to only support the pool refurbishment. The BOD again made reference to the Final Judgment from Judge Hancock directing the Board to honor the governing documents’ requirements to repair, maintain, and operate the pool.
- The pool will open for the 2016 summer season.

### Status of arrest for camera burglary.

- Another continuance has been given the perpetrator.
- Next hearing is April 25<sup>th</sup>.
- Individual is going through a drug treatment program.

The BOD received a standing ovation for an “outstanding job on the ballot.”

## **MEETING ADJOURNED AT 4:00 PM BY PRESIDENT BLANKENSHIP**

Respectfully submitted,



Suzy Palmer, Secretary