

Admirals Cove Beach Club
ACBC-Whidbey.org
AGENDA FOR BOARD OF DIRECTORS MEETING
08-21-2018

CALL TO ORDER

6:30 PM Present: Dennis Egan, Mike Tenore, Karen D'Ewart, Jim Kuntz, Martin Lull. Absent: Dustin Fredericks, James Meek.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Done in advance, electronically.

PRESIDENTS REPORT: Dennis Egan

Covered below.

OFFICER REPORTS

VICE-PRESIDENT: Dustin Fredericks

None.

TREASURER – FINANCIAL REPORT: Karen D'Ewart

Books look good, spending money on pool refurb. Dues & assessments continue to trickle in. Six properties closed in July. No pool revenues yet... Transferred all Cap One pool funds to Heritage and closed Cap One account, all in August; will show in next reporting period. Would like to send out a statement mid-September. Continued work on cleaning up member records and accounts in QuickBooks – Want it to be tidy for next Treasurer. Have branch send out the statements.

SECRETARY: Mike Tenore

Two things. Things going well with Branch. Good to have a local company helping us. Karen doing notes is helpful.

COMMITTEE REPORTS

GROUND AND BUILDING

Had a septic inspection, and they sent it into county and we passed. Will add another riser. Fire extinguisher inspection. Grass is growing by ada access to pool. Work party on Sunday afternoon, Aug. 26th ... concrete disposal, firewood to be cut up and stacked, reinstall 'sign box' on fence, last chance to clean up prior to Labor Day bbq. Hornet nest found by shed, will call pest control to take care of it. Brush trimming for lower Byrd roadway needs to be trimmed, getting a quote from Ananian Trucking... About \$1,500? Do it semi-annually. Permit needed for trimming.

LAKE COMMITTEE

Ed working on 'umbrella' permit for (shoreline permit to do three things). Janet at county wanted more sketches for this permit.

POOL COMMITTEE

Refurb is about 98% complete, punch list of 14 items remains. Main thing is an air leak on skimmer line. Causes pump to hammer, will need to be repaired. Responsibility is with WMS. Final negotiations need to happen, final lien releases need to be obtained. Items will be addressed after pool closes for the season. Fort Casey pool refurbished in 1995; came and got a tour and will ask WMS for a quote for their pool!

BUDGET AND FINANCE

Communication glitch delayed receipt of committee budgets, so first meeting was cancelled. Waiting for budgets to come in... Will meet on September 7th. Add a reserve account, which requires a BoD discussion.

Remove the word contingency from the current reserve account.

LONG RANGE PLANNING

None.

COMMUNICATIONS

Offer of help to clean up mailing label list... Combining email lists.

BYLAWS

May tenants of associate members use the facilities? May members swim without a per swim fee? Lots of discussion of per swim fees for members, associate tenants, etc. Suggestion that associate member fee match the annual fee of a perc lot.

NOMINATING

None.

GOVERNMENT RELATIONS

None.

TELLERS

None.

SOCIAL

BBQ, free swim on Labor Day. Night viewing of pool on Sunday, Sept. 2nd at 9:00 PM.

WELCOMING

James is working on notebooks, will be contacting newbies soon.

UNFINISHED BUSINESS

Status of Pool Lawsuit (Aug 28th 9:30 AM) (Sep 14th 9:30 AM)

Sue Corliss has filed to withdraw as the intervener. Still need to decide what to do with the Bob Wilber case.

Pool Refurbishment Budget

Running very close to budget. Another bill from WMS for \$50,000 pending, plus two electrician bills. Really close to budget amount... \$560,000.

Lost shelter Key

It was found. Discussion about what to do about future lost keys... need to know what it costs to rekey, then can determine next steps. Will determine on a case by case basis.

NEW BUSINESS

Oak Harbor High School Swim Team

They want to use the pool for 2 weeks. Used to be \$250 per week. Starting point for negotiating is \$250.

On line payments

Talked to BBS again about adding this.

Site Drawing

Necessary for county permits, etc. Ed has been working on getting a friend to put together a site plan, but in meantime we cannot do any work (i.e. trimming). Dennis is asking for permission to go to an architect to get an estimate. Approved by all.

Financial Audit

Contacted Stephanie Neis (accountant) about engaging her services for the upcoming 2018 financial review. She was still in the thick of completing the 2017 and 2018 mid-year management letters, which should be final very soon.

Life guards.

Only have one right now; two found other jobs. Fort Casey has not responded to their lifeguards wanting extra hours. It is posted if a lifeguard is (or is not) on duty. Would like to offer a Red Cross trainer use of our pool next year for training, hopefully giving our guards a reduced rate.

Reserve Study

What is it? Saving money for future repairs/maintenance so that assessments are not necessary... Need to identify those assets that would need this sort of funding. A study was done several years ago. 'Pool Reserve Account' needs to be renamed to cover all assets. Would like to include this in the budget? A new study needs to be done? Start with the 'new' pool now. For capital expenditures, not operating/maintenance. Pick 5-6 items to see how old study compares with new, current pricing?

Other

None.

MEMBERS FORUM**

Lion's Club doing their swimming lessons at our pool? Should we re-invite them? They might sponsor, but probably not interested in running it.
Question about potential APZ and is the board doing a study of its impact.

ADJOURNMENT

9:11 PM

**This time is set aside for members to speak to the Board regarding subjects of concern or interest.

Members wishing to speak shall sign up before the beginning of the meeting, listing name and address clearly. All asking recognition will be allowed to speak. Please limit your comments to 3 minutes.

Questions may not be answered immediately if all information is not available, but responded to as soon as possible. Input requiring a lengthy comment is best submitted in writing. Anyone certainly has a right to disagree with the Board policies and decisions and to ask questions of the Board regarding same.

Personal attacks and use of abusive language against the Board or community members are not appropriate and will not be tolerated. Any speaker engaging in such conduct will no longer be recognized during the Members Forum time and if the conduct persists, will be asked to leave the meeting.