

Admirals Cove Beach Club

ACBC-Whidbey.org

Minutes of Board of Directors Meeting

02-20-2018

CALL TO ORDER:

Dennis Egan, President, called the meeting to order at 6:35 p.m.

Present were: Dustin Frederick, Vice President [who advised he was back on the Board after a two-year hiatus]; Mike Tenore, Secretary; Karen D'Ewart, Treasurer; and Board Members Marty Lull and Jennifer Wilder.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

January Board of Director meeting minutes were approved by email and have been posted on the ACBC site.

PRESIDENT'S REPORT – Dennis Egan

Most of my reports will be given during Committee Reports. However, I do have one comment to make. Someone posted on one of the open websites the bid of one of the pool contractors. Posting this, while the bid process is still ongoing, is wrong and I would appreciate it if there were no further posts until the final bid has been accepted. At that time, you can post it and it will also be posted on the official ACBC website.

OFFICER REPORTS

Vice President – Dustin Frederick

No report tonight.

Treasurer - Financial Report – Karen D'Ewart

Financials look good. Members are continuing to make payments and to pay off balances that are now due. Since the new statements were mailed out on the Monday the 12th, I have had a lot of communication with Members. They had good questions and there were several requests for payment plans. One Member even made a payment on line. Escrow activity has been quiet – no activity. Karen

advised since she did the statements herself she had the opportunity to look at every account. She also notified the Board she would be on vacation from March 8th through March 19th. She will be back for the March 20th Board of Director's meeting.

Secretary – Mike Tenore

Mike advised he now has someone that will be helping him with meeting notes - Kurt Blankenship is out of town so Darla Allen will be taking the notes tonight. Mike thought it was a good idea to attach the Annual Membership Meeting attendance to those minutes as an attachment to show how many Members were there. He advised the attendance breakdown was as follows: 73 MGS, 11 Proxy MGS and 26 MNGS. Dustin so moved they be attached to the Annual Membership Meeting minutes and Karen seconded same.

COMMITTEE REPORTS

Grounds and Building – Marty Lull

We had sand boil, bluff runoff, plug the ditch on Lower Byrd while I was on vacation. The bluff runoff filled the ditch and water covered the road. Dominic was called and came out with his equipment Saturday afternoon and finished clearing the ditch Sunday. It was a job well done. Marty introduced Dominic and Dominic introduced Toby and Travis. They advised there was a lot more happening on the bluff. More than just sloughing. We have to come up with a long-term solution. All three worked to repair the damage done when a Member on Farragut cut down all the trees on the bluff in front of her property. They put in 100 tons of rock. 260 tons of mud sluffed off the bluff. They saved all the trees that had been topped and planted more. The water is definitely coming down the hill, Admirals Drive to King and went under the houses on Farragut. It is not coming down from the face of the hill.

Planting rye grass and DOT grass was discussed. The County needs to address this drainage issue but it's not on their agenda until almost two years down the road. There has been talk about lining the ditch. There has been talk to bring a drain down the bluff by Jackie Pritchard's property but here again it is still in the planning process. The water and sand coming up out of the ditch is an issue that needs to be immediately addressed.

ACBC had the pipe for the Farragut Members to use for drainage but only two or three have chosen to do so. ACBC owns part of the bluff. The pipe installation cost per home could be from \$3,000 to \$6,000. There are about a dozen homes on Farragut. There have been several meetings with those owners so each Member is aware of the problem. Each own a part of the bluff. Unfortunately, only 2 or 3 of the owners have taken advantage of the free pipe offer from ACBC to use on their properties.

Marty has advised he has received and has put out on display two catalogs for playground equipment. Please take a good at them and he would like your input.

During one of the wind storms one of the windows blew out of the pool fence. He has been contacted by a Cove Member who can supply ACBC replacement windows at half the price we have been paying.

There was discussion as to which fund the cleaning the ditch should come out of and Karen said it should come out of the Bluff budget fund.

Marty and Dennis thanked Doug Fielding for cleaning out the shed and cleaning up the equipment.

Pool Committee – Dennis Egan

We have an estimate from pool contractor WMS. We are almost finished working on the contract. Gwen Staton has assisted with the Contract and the paperwork has gone from 3 pages to 20 pages. This is not a final draft.

The Shoreline Exemption Permit has been approved. However, we are fast running out of time to have the pool refurbished by this pool season.

Lake Committee – Ed Delahanty

Ed has heard from the County. The Tidegate repair/replacement issue is problematic. It is not covered under the permits we have. We have to submit another permit. A Conditional Use permit. The question is should we replace the Shoreline Management Plan and replace it with SEPA. We have to have a Conditional Use Permit. Out flow work can still proceed. The Shoreline Development Plan has been paid. We can get credit by pulling the permit. Karen questioned why we would do that. Ed advised that the Shoreline Development Plan does not cover the Tidegate issue. The Permit is good for two years and can be extended. Cost for flushing and the video is in the Budget. It is under \$6,000

but the \$500 for the Conditional Use Permit is not. Site Logical view and the Tide Gate can be costly. It would have to be in next year's Budget.

A motion was made to obtain the Conditional Use Permit. Dustin made the motion and Karen seconded. Unanimous approval.

We should know within the month. The Tide Gate is a separate issue. We don't know how long the pipe will last. We don't know if it can be sleeved. We have to be able to see inside it first. Preventative maintenance. Emergency.

Budget and Finance

Nothing at this time

Long Range Planning

Nothing at this time

Communications

Nothing at this time

Bylaws

Nothing at this time

Nominating

Nothing at this time

Government Relations

Nothing at this time

Tellers

Karen advised the comments on the Blue Return Envelopes, that contained the ballots, were all very interesting. She thanked Mike for having the envelopes copied for her. There were good comments regards the By Laws and Budget Committees and there were also Members advising they wished to be on Committees. Karen believes these people making comments be contacted and asked to be on said committees.

Social – Dennis Egan

Tuesday morning coffee from 10:00 to noon

First Thursday is game night at 7:00 pm

Third Thursday is movie night at 7:00 pm

Welcoming – Jennifer Wilder

Jennifer has received thank you notes. She also believes the Welcoming Packet information be put on the website rather than be delivered so everyone can see. There was discussion and all agreed we should do both – deliver the packets and put it on the website.

UNFINISHED BUSINESS

Bluff Pipe – Marty Lull

Already discussed. Most of the pipe is gone.

Seeding on the Bluff – Marty Lull

Already discussed. Seeding is in the budget and it will not hurt to do it. It will do some good.

Repair of Tide Gate and Outflow Pipe

Already discussed

Status of Pool Lawsuit

Dennis advised the lawyers wanted copies of our Annual Members Meeting minutes and they were sent to them today.

Status of Lake Demand Letter

At a previous meeting it had been announced that the demand letter would be posted on the ACBC website but it has not been posted. This will be further discussed in the Executive Session.

Consideration of Branch Services Proposal

Karen is meeting with Branch Services tomorrow at 8:00 am. Dennis will join her.

Consideration of Wave Broadband Microwave Proposal

No further contact has been received from Wave regards their proposal.

NEW BUSINESS

Consideration of removal of Standing Rules #23 Concerning Members of Committees

Question: Does a Member have to be in Good Standing to be on a Committee?

There was a lot of discussion between Board Members and it was agreed Standing Rule #23 should stay the same. Anyone can come to a Committee meeting. Members Not in Good Standing can attend the Committee Meetings but only Members in Good Standing can be on a Committee and can vote. It is a privilege to be on a Committee.

Dennis suggested and Mike agreed that an Ad Hoc Committee be formed. Those on that committee could be both in Good Standing and Not Good Standing but would have no Vote. They would bring their concerns and recommendations to the Board.

Yvonne Woolever a Member from the audience was acknowledged and made comment that when she attended the Annual Meeting, she was advised she was Not in Good Standing and was not able to vote. She claimed to be in Good Standing. She had conversations with our Treasurer after and it was determined she was in Good Standing. The Treasurer apologized and agreed a mistake had been made. The member did not believe the 2016 vote was valid.

Dennis, at that time, advised the Member this discussion did not fall under New Business "Consideration of removal of Standing Rule #23 et al" and requested the Member's comments be brought up during the Members Forum.

Bylaws concerning joining of Committees

The issue of joining committees was determined valid per the Parliamentarian. The Bylaws will be amended.

Approval of Committee List and Tasks

The Committee Lists are now posted on the website as well as the Members on same. There were some changes made due to the fact a Member of a Committee has to be a Member in Good Standing. A Motion was made, Dustin moved to approve and Marty seconded same. Unanimous approval.

Leavitt Group Concerning Insurance Response

We have been advised by the Leavitt Group that our current carrier does not plan to renew ACBC's liability insurance. They are looking for another carrier to provide this coverage. We have a 30-day grace period. The ACBC Board of Directors are still covered under the insurance policy.

WMS Contract

Per Dennis, the WMS contract has been approved.

Undeliverable Mail

Mail from seven members was returned as undeliverable. (1) On Halsey – the water has been shut off but the taxes have been paid – we need to contact the County and hopefully obtain the address of the person or company that paid the taxes. (2) On Nimitz – it is up for auction next month. (3) There are indications that the vacant lot owner is deceased. A web search will be done on the Members name.

Appointment of new Director to replace Greg Behan

Dennis advised we were not required to replace Greg as our Bylaws call for a minimum of five Directors. The Board was in agreement it is better to have more than 5 directors. They have a person in mind – James Meek who is a Lt. at the Central Whidbey Fire Department. He is not a volunteer. He has spoken to a few members of the Board already and would really like to serve and contribute to the community. Dustin suggested he fill out a Nominating Form for the Board to review and Jennifer advised she personally wants to speak with him. Dennis advised her he had already emailed her his name and phone number.

Other

There was a lot of discussion about the Heat Pumps. When the Pool Assessment passed the Heat Pump Assessment did not pass. The Board has discussed this issue with their attorneys. Would it be possible to pursue doing the heat pumps if we can do it within the \$1,000 Pool Assessment fee? The Membership has to be notified by mail. There was the unanswered question what would happen if only one person was against going forward and putting in the heat pumps which would save the pool operating expense of \$7,000 more or less. Per Dustin, with the rest of the Board in agreement, it was decided to go with the \$1,000 Assessment, put in the necessary conduits for installation of the heat pumps on top of the

equipment room and address the issue at a later date. Keep it clean. Jennifer believes the Membership, the Community, has the right to know about the savings, et al.

MEMBERS FORUM

Steven Kobylk asked when another assessment would become due for the pool building. Dennis advised they have no idea what will be done with the pool building. If it stays the same the drain field will not be an issue. If a kitchen is added the drain field would have to be redone.

The Member who questioned whether or not the 2016 vote was valid – questioned it again. Mike went over the results of the 2016 vote. The total that voted for and the total that voted against the pool assessment. He read the Annual Meeting Notes where the motion was made to invalidate the 2016 vote and it failed. The motions made and voted on at the Annual Meeting supported the fact that the Pool Assessment was owed by each Member.

Doug Fielding advised there was so much garbage at the entrance off 525 to Admiral's Cove. He and Elaine pick it up once a month and completely fill a large garbage bag. Elaine suggested we post this problem on our website, the Board agreed, and Elaine will write something for the website.

Motion was made to adjourn the Regular Board Meeting to Executive session – Dustin so moved and Marty seconded. Unanimous decision. Board Meeting was adjourned at 8:42 PM.

ADJOURNMENT TO EXECUTIVE SESSION