

Admirals Cove Beach Club
ACBC-Whidbey.org
AGENDA FOR BOARD OF DIRECTORS MEETING
09-18-2018

CALL TO ORDER

6:32pm; Dennis, Dustin, Mike, James, Marty & Karen present, Jim absent.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Previously done via email

PRESIDENTS REPORT: Dennis Egan

Letter sent to congress people re: OLF issue, responses back from both Cantwell & Murray. Marty & Dennis did meet with Navy representatives, they have literature to pass out (FAQ sheets). Will post copies of the letters written. Invited them to come to a meeting... EIS will come out shortly, 30 day comment period, then 60 day period of ???, then flights can be increased. Currently doing 6,000, will increase to 22,000 (in about 2 years). Will affect all but about 40 homes in ACBC. Changed flight pattern slightly to keep Coupeville out of it. APZ is not definite, but it sounds like it's coming. Navy will designate it, but County will enforce it? Navy has no liability for any potential decrease in property value; County may be on the hook for it (but they have no money).

OFFICER REPORTS

VICE-PRESIDENT: Dustin Fredericks

No report.

TREASURER – FINANCIAL REPORT: Karen D'Ewart

Found an error in August report for member standing. GS reported as 443, but should have been 393; NGS reported as 146, but should have been 196. Five properties closed in August. Continued clean-up of member data in QuickBooks. Bookkeeping expense in report is for two months, July & August. August VPN expense of \$1,316 to be corrected to an audit expense. As of 9/13/18: AR Pool is \$152,067; AR Dues, fees is \$113,114.

SECRETARY: Mike Tenore

No report.

COMMITTEE REPORTS

GROUND AND BUILDING

Labor Day BBQ clean up. Cancelled 3 Men & Mower services for balance of 2018. Cannot trim without our permit from County.

LAKE COMMITTEE

Ed – Did have a number of questions from Janet Wright, all now answered for the outfall & tide gate permit(s). Bill Blake will work to get estimates for options for the pipe (line,

insert, or replace). Will do some physical testing of the integrity of the pipe in the meantime. May also be able to get another opinion as to how long the pipe may last... Ed will contact whoever about possibility of extending the pipe further into the bay. Mike & Ed will take a look at the repair patch that was done about a year ago to make sure it is still in good shape; will repeat repair if necessary. Ditch to Crockett Lake may be clogged, which may be why the lake level seems high. If yes, next steps? Contact county. Mike, Ed, Bob will meet with consultant to explore other options to a tide gate; plank system (not crank) would be more cost effective. Bob W. has a background in lake ecology, so will lead a sampling effort over the upcoming seasons. Budget items discussed. Goal is to have a feasible design for the tide gate by the end of next year. Committee recommends that the cost be shared proportionally by ACBC and Lakeshore Owners. Request by Dennis to have BSA verbiage re: lake level be better defined.

POOL COMMITTEE

Pool is still open with OH swim team. OH may not open to the public for another year. Week by week basis with the school at \$100/day, 3-4 days per week. Swimmers: 1,306 month August (138 were high school swims). Gate receipts: \$6,365.30 (dues \$624.00), assessments (\$1,014.30), t-shirt donations (\$315.00)

BUDGET AND FINANCE

Committee met on September 7th. Reviewed all income and expense accounts, both current year, project year end, and upcoming year. Still waiting on budget from Lake Committee. When received and entered into spreadsheet, will forward to BoD in advance of the October meeting. BoD will meet at 5:30 on October 16th to work on budget – what to cut, what should dues be?

LONG RANGE PLANNING COMMITTEE

Need to get this committee up and going again.

COMMUNICATIONS

Asked Dennis to get a list of members' names & emails. Karen will get it to Dennis. Will ask Heather to also do so.

BYLAWS

No report.

NOMINATING

Mike and James' terms are ending at the end of the year, so we need to fill two positions.

GOVERNMENT RELATIONS

Letter to senators, etc.

TELLERS

No report.

SOCIAL

Good Labor Day BBQ turnout (200-300 people!) w/free swim.

WELCOMING

Made several contacts with new members this week.

UNFINISHED BUSINESS

Status of Pool Lawsuit

There was a court date on the 14th. Judge Hancock declined to make a ruling on the 2013 vote, due to lack of direct conflict, which will result in the case being dismissed. The Board asked for a 30 day extension before the case is dismissed so that any members who wish to oppose this will have a chance to do so, then the lawsuit will be officially dismissed. 'Result' is posted on website. (Please note, no change to the Close case.) Board needs to clearly communicate the end result, providing closure for the community. Electrical & pool have been signed off on by the County, but not the building... Need an elevation.

Pool Refurbishment Budget

Treasurer's report. Original budget of \$560,000. Yet to receive final WMS bill.

Reserve Study

Money in 2019 budget to update the one we had done in 2013. Will provide a specific plan for funding needs for our assets. Will not actually fund it!

NEW BUSINESS

Oak Harbor High School Swim Team

See above.

On line payments

Plan is to have a 'variable' amount for 2019.

Site Drawing

Required for any permit that we may need. May be able to have the surveyor for the pool building (see above) will be able to do it.

Financial Audit

Query sent to accountant about status of review and management letters. We have draft management letters, but no final versions of them or of the review.

OLF Presentation

There will be one at the Shelter tomorrow night, Wednesday, September 19th at 7:00pm. Both groups will be presenting.

Other

*Accounts Receivable: How should the Board collect the **\$265,063** owed past due by Members? Statute of limitations (6 years?) is important to keep in mind. Dustin moved that we send a strongly worded letter, scripted by an attorney, with the past due statements. James seconded, all approved. The letter will remind Members of their financial obligations to the Club, and give them notice of what options the Board is considering in order to collect the past due money (including paying in installments).*

MEMBERS FORUM**

Lake question: Do lake properties touch the lake, or is there a buffer? Answer: Some property lines touch the lake, some go into the lake, and some stop short of the lake. Whidbey Camano Land Trust also owns part of the lake.

ADJOURNMENT

8:03pm

****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.**