

Minutes of ACBC Board of Directors
ACBC-Whidbey.org
June 28, 2016
Regular Board Meeting
FINAL

CALL TO ORDER

Kurt Blankenship, President, called the meeting to order at 7:07 PM

BOARD MEMBERS PRESENT

Kurt Blankenship, Ed Delahanty, Steve Morrow, Mike Tenore, Dennis Egan and Suzy Palmer (via phone). Absent: Greg Behan

APPROVAL OF PREVIOUS MEETING MINUTES

The 4/27 Regular Meeting minutes were left as DRAFT after a correction was made and will be approved via email vote. The 5/17 Regular Meeting minutes and 5/26 Special Meeting minutes were unanimously approved.

PRESIDENT'S REPORT

Kurt reported that Sue Corliss' request for an injunction to stop ACBC from collecting pool assessments was granted in part and denied in part. If the bond ordered by the Court is not paid then ACBC is free to continue to collect the assessment and to spend the monies collected to start refurbishing the pool. The Court advised that the oral argument has been denied. There is the probability that no opinion will be forthcoming on July 25th, but the opinion could come down in a matter of weeks after that.

OFFICER REPORTS

VICE PRESIDENT: ED DELAHANTY

Will report later

TREASURER – FINANCIAL REPORT: STEVE MORROW

Steve has been working with a couple of accountants. The Whidbey Water Services account records were not clear. There were several posting errors. The WWS accountant, the only person in their office with Quick Book knowledge, had medical issues and missed several weeks of work We have gone back to the beginning of 2016 and have reconciled everything. All monies have been accounted for.

In Admirals Cove there are:

Perk lots: 691 lots

Non-Perk lots: 87

Owners: 588

Good Standing: 237

Current on Payment Program: 153

Not in Good Standing: 198

We have collected \$291,011.39 in assessment funds as of this date.

Restated Financials for 2016

Assets – Capital One – Savings

- C1 – Contingency/Reserve - \$35,000.00
- C1 – Interest - \$146.42
- C1 – Restricted – Playground - \$4,958.72
- C1 – Restricted Pool - \$100.00
- C1 – Savings – Other – \$35,052.13

Total Capital One #9078 – Savings: \$75,257.27

Total Heritage Bank Business Checking

- Pool Assessment 2016 - \$121,590.23
- Restricted – Erosion Control - \$9,370.34
- Restricted – Hardship Fund - \$1,650.00
- Swim Scholarship - \$242.42
- Unrestricted - \$95,818.89

Total Heritage Bank Business Checking - Other: \$228,671.88

TOTAL CHECKING/SAVINGS: \$390,929.15

Approval of Warrants:

Total: \$12,141.11MOTION TO APPROVE – UNANIMOUS

Legal Action for 2012 and 2013 Outstanding Balances

Steve proposed we take Small Claim Court action for balances at the end of 2012 and 2013. Kurt Blankenship believes we can initiate and proceed with collection in Island County. A review of the Close decision indicates that all members are obligated to pay dues and assessments.

Discussion followed regarding the possibility of sending out another letter to inform those NGS members that ACBC would like to work with them to develop a payment plan.

Formal motion made to send letter and begin small claims action after 30 days. **Vote was Unanimous.**

Finance Charge for Second Quarter of 2016

Waive processing finance charges – **Vote was Unanimous.**

Transfer of Segregated Pool Assessment Money

Steve proposed to move \$90,000.00 from the Heritage Pool Assessment account to the Capital One account where we would earn 1% interest – **Vote was Unanimous.**

A/R Balances as of 5.31.16

Owed	Members	Amount	Avg/Owner
<= \$10	235	-\$27.72	-\$0.12
<= \$100	3	\$200.00	\$66.67
< = \$250	3	\$706.25	\$235.42

<= \$500	29	\$13,483.41	\$464.95
<= \$750	24	\$16,818.58	\$700.77
<=\$1000	159	\$144,077.46	\$906.15
<=\$1500	69	\$84,148.14	\$1,219.54
\$1500+	66	<u>\$154,545.49</u>	\$2,341.60
	588	\$413,951.61	

SECRETARY: SUZY PALMER

Nothing to report other than to get the meeting minutes approved and posted on the website.

COMMITTEE REPORTS:

GROUNDS AND BUILDING

Steve – Regards “parking lot bumpers” Dennis & Marty plan to contact several suppliers.

LAKE FLOW and LAKE ECOLOGY

Mike Tenore reported that he and Michael King took water samples for lab testing from the lake and from the drainage ditch along lower Byrd on June 24th. The results should be back to them within two weeks. Chad Nichols is also testing the lake over the next 7 days. This will be our third battery of tests and completion of a 12-month cycle. After discussion, the Board authorized the Lake Committee to get an estimate from Davido for what it would cost to analyze various data and recommend an appropriate redesign of the tide gate. After the analysis is complete, the Board will then consider authorizing funds for the redesign. The goal is to design a tide gate that will allow a controlled amount of salt water into the lake to increase the water exchange and circulation, as well as be able to control the level of the lake to prevent possible flooding. Dawn Pucci, who is the Salmon Recovery Specialist for Island County, will help advise the committee on what steps could be taken to encourage fish to enter the lake through a redesigned tide gate. The lake is currently experiencing heavy loads of algae, and committee is closely watching it for any signs of the potentially toxic blue green algae. This is yet another strong indicator of the need for more flushing of the lake with clean water from Puget Sound.

POOL MAINTENANCE AND IMPROVEMENT

Dennis Egan

We need a designated pool donation account. We have taken in approximately \$400.00 for ACBC shirts so far. They will pay for themselves.

POOL OPERATIONS AND SAFETY

Darla Allen

In the pool office we have received :

- 7 -\$1,000.00 pool assessment payments
- 4 - \$1,000.00 pool assessment payments plus past due dues
- many first payment monies for payment programs.

We have 6 life guards – Garrett Love is our Head Lifeguard

BUDGET AND FINANCE

No report.

LONG RANGE PLANNING

No report at this time

COMMUNICATIONS

No report at this time

BYLAWS

No report at this time

NOMINATING

Not applicable at this time.

GOVERNMENT RELATIONS

Island County – Shoreline Regulations – will be holding a meeting at the Shelter on July 25th at 5:00 PM.

SOCIAL AND WELCOMING

Dennis Egan

Tuesday morning coffee has been very successful

UNFINISHED BUSINESS

Bluff issues:

Dennis Egan advised they went to pick up the pipes but the company's insurance carrier would not let them cut the pipes into lengths needed on their property. However, 4,600' of pipe will be cut soon

Lower Byrd Road Drainage

Dennis advised we should get estimates regards the toe of the bluff cleaning and strengthening. There have been suggestions we plant a particular type of grass up the sloop. We will need the County's approval. We will offer the pipe to bluff owners run pipe down over the bluff. We will also need an easement to go through members' properties. Harry Lymon suggested we look closely for an existing easement.

Potential Architectural Committee

Kurt advised this committee has no authority per IRS regulations.

NEW BUSINESS

Pool Design Issues (timing, what permits needed, etc.)

Should we get started?

What permits were needed?

Ron Young gave us a list of the permits we would need.

Kurt asked Dennis to start looking into this.

Chickens in the Cove

Kurt – Chickens in the Cove

Ed – Ducks too

It appears Covenants to do not allow, but we need to look at Island County rules

VOLUNTEERS WITH SPECIAL SKILLS NEEDED:

Data Analysis; Website Experience; Handyman; Social Media and yard/grounds care. Mike Tenore: Please help – we need committee members and volunteers.

Playground

Mike Tenore and Suzy Palmer will work on this issue.

What playground equipment should we provide?

Could we ask for a tax write-off?

MEMBERS FORUM:

There were complaints about the condition of the playground equipment. Mike Tenore suggested a sub-committee – Mike and Suzy will work with others. It was clear on the Survey the playground was an important issue to members. Discuss what to put/fix. Look into getting a tax write-off. Ed and Dennis both agreed this should have been taken care of years ago.

There were complaints about why the dues were so low. If proper dues had been collected the pool wouldn't have taken so long and cost as much to refurbish. Board acknowledged the need to study and implement the funding of a formal "Reserve Account".

One member stated they had heard we would start refurbishing the pool next month. Kurt advised NO – but we hope by next Spring.

Meeting was adjourned at 8:55 PM.

Respectfully submitted,

Suzy Palmer, ACBC Secretary