

Admirals Cove Beach Club

ACBC ANNUAL MEETING

Minutes for January 27 2024 - Annual Meeting

1:06pm

CALL TO ORDER – IN PERSON MEETING AT THE SHELTER

ZOOM LINK AVAILABLE – see website or click below:

<https://us02web.zoom.us/j/6548872824?pwd=d3NndXhDSll0QWQzUndyYUxxNm5rUT09>

Dennis Egan

Jim Kunz

Karen Nelson

Sharon Savereux

Mike Pursell – remote

Mark Valencia – not here

Anne Lynam – Treasure

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

- Final approval BOD Meeting 21 December, 2023 – approved

PRESIDENT’S REPORT

Dues update – miscommunication resulted in the dues invoices being mailed out without the increase included, the dues will remain the same as last year. The Board decided not to increase dues this year due to the miscommunication.

It has been a pleasure working with the Board and various committees this year. Last spring the Board had a retreat where we worked on many of the club needs and set some priorities, we felt could be accomplished this year. We took several online classes on how to effectively manage a reserve account. Reviewed our reserve account and budget. The reserve account is approximately 1/3 funded at this time. We hoped to have the court cases involved with collections resolved this year but looks like it will run into next year. I would like to thank all the committees that have worked hard to support the board this year. There are several surveys that have gone to you or will be coming shortly. These surveys help the board and committees in achieving what you the members would like to see. I would encourage members to join any committee that you have an interest. Also come to a Board meeting in the shelter. 3rd Thursday of the month at 6:30 PM.

Please sign up for a committee – we need volunteers. Sign-up sheets are on the table in the back as you walk in, or you can go to the website to sign up.

OFFICER REPORTS

VICE-PRESIDENT – no report

TREASURER

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Financial balance sheets were circulated via email to the ACBC community, posted on the website and hard copies available at the meeting. Also presented at the December 21st BOD meeting.

As of the end of December we have \$1,000,000.00 in our account, of which \$609,000.00 is in our reserves to fund project now and throughout the future. We also have \$258,000.00 reserved for Shore Amory and Lake projects that were asset in the last couple of years. Cash position is strong to carry us through the operations through 2024.

We have received a fair number of dues so far and hope to have more to report out next month.

We have a budget for next year, when the budget was prepared and approved by the board it did include the dues increase. We will be managing our funds closely as always, any short fallings will most likely be ok if we do not spend other funds. Shortfall of \$25,000.00 without the increase. Last year we collected more dues than we budgeted for so we are in a fortunate position. We take a pretty conservative stance on budgeting.

We are at a medium risk of a special assessment other than the pool building. The reserve account is intended to cover the following items when they need routine maintenance and or need to be replaced; the playground, the road we own, entrance signs, the shelter building, the pool, the septic, the lake, the bluff, the beach, all the infrastructure for the things the ACBC owns.

Question: how far are we from being solvent on our reserve account to where we will not need certain assessments? Right now we will not need to do any assessments except for the pool building that was scheduled. Our goal is to no longer have assessments for the work that needs to be done if we keep on funding it. If our assumptions hold true to the built in budget predictions, currently we have a moderate interest rate on our investment and a healthy inflation prediction, but some situations we can't control when costs and inflation rise higher than predicted, e.g. building cost over the last 2-3 years.

SECRETARY- no report

COMMITTEE REPORTS

GROUNDS AND BUILDING

Our biggest project this year was upgrading the playground. This involved clearing and moving the fence back to the property line, replacing the ground bark, rebuilding the merry-go-round, and adding a play structure. We did tree trimming, brush trimming, and ditch cleaning along lower Bryd. We removed the scotch broom from the drain field. The split rail fence and planter boxes were replaced. We had planned to add a pickle ball court to the basketball court. This was delayed because expanding the footprint would require several permits and not sure if any expansion in footprint will be allowed in a wetland designation. We plan on adding lines and net to the existing court for pickle ball next year while look to see if the footprint can be expanded. I would like to thank Jerry Leese for replacing the split rail fence and Tim Dahl for rebuilding the Merry-go-round and assembling the new play structure. This year's focus will be on new windows installed in the shelter building along with painting it, pool fence and the lining/replacement of the Lake outflow pipe.

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We are looking for a volunteer to be the chairman for this committee

LAKE COMMITTEE – Mike Tenore gave the report

Lake treatment, the plan was to start the process last year, but permitting has been delayed – we will be stating the treatment next spring with the 1st treatment in March/April then 2nd treatment in the summer. It is a narrow window of time that this treatment can occur, we are ready to go, the funding is there and the vendor is on too.

60-year-old outflow pipe project is getting restarted, this project was put on hold 4 years ago by the Board, new bids need to be gathered and the committee is working on getting this done. The project scope is to rebuild and or reline the existing 60-year-old galvanized pipe before it fails.

A PVC pipe railing was installed at the south end of the lake where its shallow and sandy. This is a trial, hoping the community would use it as an access point to assist in getting your kayak in and out of the lake. Please send the lake committee ideas of how you would like to use the lake. All ideas are welcome.

Question from a member in the audience: is the lake getting higher? Mike Tenore answered, I live on the lake and have not noticed any increase in the water levels. In 2018 the King Tide storm raised it temporarily but the tide gate is doing its job and keeps the water levels regulated nicely.

POOL COMMITTEE

We had a great summer with 5176 swimmers use the pool this year. We also provided swim lessons to 300 of our children. That brings the pool usage to over 8000 swimmers. We added a swim slide thanks to donations from several of our members. We have been working with the Long-Range Planning Committee on the pool building replacement. We added Swim Aerobics twice a week to the schedule which is free to our members that that have a swim pass. It is anticipated a similar swim season for next year with a slight increase in pool fees. I would like to thank all the members that helped get the pool open last spring, helped with the swim lessons, manned the office during high usage days, and closing the pool for the winter. A special thank you to our lifeguards and assistants for keeping us all safe this year.

Dennis will order chemicals for pool.

We could use volunteers in the office when the pool is at capacity with swimmers. This would allow two life guards to be in on deck which is required, otherwise the number of swimmers is scaled down (life guard cert not needed for office work).

This summer we will continue to offer swim lessons – the Lions club helps with tuition for swim lessons and deck assistant help.

Question 1 from Natasha Schnell, why do our dues not cover the use of the pool? Answer by Dennis Egan: Dues do not cover lifeguards and all the operational cost of the pool. The dues would be much

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higher and for those that do not use the pool feel it is not fair to include the cost in the dues. The members voted years back to only pay operation cost of the pool. Question 2, Why do we have lifeguards? We do need lifeguards legally because we are classified as a general use pool. The board decided it is prudent to have life guards, the liability and cost of not having lifeguards out weights having them. A child's life was saved this past summer, and past years due to having lifeguards.

BUDGET AND FINANCE - no report

Our work is done for the year preparing the budget for the Board approval. Thank you to everyone on the committee for all their help. If you would like to be on the committee next year please sign up.

LONG RANGE PLANNING - no report

The pool building is the focus right now. Jim Kunz and the committee are working on scheduling a meeting next month with the architect to go over three different plans for the building. After they meeting and the renderings are complete, they will be distributed the plans to the community by way of a survey in the next few months for your feedback. Once the feedback has been collected a ballot will be constructed and will be sent out to the community for a vote. The goal of this project is to deliver on what the community wants. Hopefully just one assessment will be needed, this is yet to be determined.

Questions from members in the audience:

- Will there be the cost of the project in the survey? Jim and Anne both answered, yes there will be rough estimates.
- Will the pool be open during construction? Jim answered, we are planning on keeping the pool open, the pool building will be out of service during construction. We are planning on some of the work being complete in the off season but there is only so much that can be done during that widow of time. We are hoping for minimal disruption.
- Timeline? The goal is construction to begin in 2025.

Dennis added comments around the plans for the construction, the existing building will be completely takes down, reconstructed to include ADA compliance, plumbing to keep the pool area open year-round and other required compliance upgrades.

Question from a member in the audience: Will there be consideration for a sliding scale for assessments on folks that are on fixed incomes? Please see answer in the Bylaws report below.

COMMUNICATIONS - no report

BYLAWS

The committee issued a survey to the ACBC community, there were technical issues with the first platform used, switch platforms and resent the survey out extending the deadline. Responses/results were tallying in December. The committee has met and discussed the responses and comments.

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The committee is considering what the responses might mean for bylaws. ACBC is also awaiting a court decision that could impact the bylaws so we are holding off on any recommendations until we hear the Judges ruling.

The committee has also been brainstorming ideas on what can be considered for financial relief, proportionality, and financial hardship. The survey results supported some form of financial equity for financial hardship, there are a lot of ways to consider this topic and more discussions to be had. The committee will meet again after the court opinion is received to determine next steps.

There will be a follow up survey in the future, along with informational history of the origination. One of the things noted from the survey comments is there is a good bit of misinformation out in the community that needs clarification. Before the next survey goes out, we will be working on develop a factual historical accurate summary of where the organization has been and where we are today. It will be helpful for the community to have the facts and a similar understating of them before answer follow-up survey questions. The Board will need to address putting this information on the Website too.

Question from a member in the audience: Cannot find the bylaws on the website, the website is hard to navigate for non-computer users. Karen answered with where to find them, the dropdown menu under the documents tab. The Board is discussing ways on how to improve our website along with ongoing communication for the community.

NOMINATING - no report

GOVERNMENT RELATIONS - no report

TELLERS

Steve Kobylyk, logging good standing members in, we are 11 short of having a quorum. We do not have a quorum today.

Tellers Report - FRIDAY, JANUARY 26, 2024

To be announced at the Annual Members Meeting, Saturday, January 27, 2024

January 05, 2024, 489 Annual Members Voting Packets were mailed with ballots (to Members in Good Standing).

January 05, 2024, 90 Annual Members Packets were mailed without ballots (to Members Not in Good Standing).

Ballot counting took place on January 26, 2024 at 1-2:30 PM at the ACBC Shelter.

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Members of the Tellers Committee that participated in the ballot counting were:
Laurel Seymour, Aloha Hart, Mary Saurer, Patti Pritchard, Dennis Egan, Sharon Savereux

- 159 Total Envelopes and Packets received from first day of pick-up from Post Office on January 10th until final day of pick-up from Post Office noon January 26, 2024
- 139 Total valid ballots that were counted. Approx. 28% of ballots mailed.
- 7 Total in-valid ballots were received but not counted.
Reason: ~~_____ballots too many votes,~~
3 ballots no name or address,
3 no ballot included only dues checks.
1 Invalid ballot form
- 10 Total Ballot Packets returned unopened through Post Office from Members in Good Standing Reason: Return to Sender invalid address.
- 3 Total Envelopes returned unopened through Post Office from Members not in Good Standing. Reason: Qty 2 Return to Sender invalid address, Qty 1 Not delivered No Stamp

Note: One return included two ballots both marked identical. One ballot was destroyed and not counted.

Submitted by: /s/ Sharon Savereux
Tellers Committee
January 27, 2024

FINAL RESULTS: To be announced at the Annual Members Meeting, Saturday, January 27, 2024

DIRECTORS:

Kristen Iversen
Steven Kobylk
Anne Lynam

Submitted by: /s/ Sharon Savereux

Tellers Committee - January 27, 2024

There are two 3-year term Board positions which Steve Kobylk and Anne Lynam will fill by way of vote and one 1-year Board appointment to backfill Jack Buchard vacant position which Kristen Iversen will fill by way of appointment.

SOCIAL

The following Items were discussed:

- Ongoing coffee group meets every Tuesday at 10am
- Bible Study starts back up the 2nd week Jan

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- Crochet & Sip group the 1st Thursdays 6-8pm at the shelter
- 3 Successful BBQs, Easter Egg Hunt, Turkey Trout & Yard Sale

Please sign up if you would like to volunteer for the social committee.

WELCOMING

Jim has delivered 24 new welcoming packets, the packet included information about what is going on in the ACBC community, things they can do on the Island and beyond. This is a way to get to know your neighbors and create new relationships. Please talk to your new neighbors to help them navigate our community and ask if they have received their welcoming packet.

Question for a member in the audience: Does this packet go to renters? Jim answered, the packet goes to the homeowner not renters, it is the homeowner's responsibility to pass it on to their renters. Jim is informed of new ownership by Branch Services.

Question for a member in the audience: Has there been an increase in homeowner turnover: Jim answered, it has been between 20-24 over the past 5 years since he took over.

Comment from Natasha- they are new owners as of March, they did not receive a packet. Jim will get her a packet.

Suggestion to add to packet: Include an email request for branch services, this is for all ACBC communications.

SHORE ARMORING

ADMIRAL'S COVE BEACH CLUB - SHORE ARMORING ANNUAL REPORT

Earlier this month, the Island County Planner handling our Shore Armoring Permit indicated he is waiting for response to questions brought up by officials at the Washington State Departments of Ecology and Fish & Wildlife which are the major holdup on permit approval. It seemed to me most of the answers could be found in the original and modified Geocoastal Reports already submitted. I discussed the issue with our consultants at MSA, they noted that most of the questions were related to the updated Geocoastal report submitted early September.

CGS - the consultants subcontracted to do the Geocoastal Report - recently merged with another geocoastal engineering firm. With the change in corporate structure, asking them to respond to the questions would come with probable delays and added cost. MSA and our contact at Island County suggested a phone conference with the Dept of Ecology & Fish & Wildlife folks but were unable to get a response.

With all that in mind, I drafted a response which MSA reviewed, edited, and sent to the Island County planner on January 11.

After receiving no reply from any of the agencies, I drafted an email comparing photos of our beach from the same viewpoint taken on December 15, 2023, and January 10, 2024 (the day after the severe storm on January 9). The photos clearly show two key facts.

1. The beach is an accretion beach and over the last 5 years storms less severe than that of December 2018 have reconstituted the backshore to a condition approaching what it had been for many years before the 2018 storm.

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2. The severe storm of this January 9, even though accompanied by seasonal high tides and high winds made no impact on the backshore more than 25 feet waterward from the pool fence.

This shows our permit request is for armoring to protect the pool facility only in the face of an extreme storm bringing very high winds and a storm surge on top of king tide.

Many of the questions/concerns brought up by the agencies seem to indicate that they consider the proposed eco-block wall to be frequently exposed to wave action which the above indicate is not the case.

After having our consultants at MSA review the photos and comments, I sent the email to all the agencies involved on January 25. I will follow up with all of them next week. Ed Delahanty.

UNFINISHED BUSINESS

One open board position it is a 1-year term – please contact us if interested. After the meeting Kristen Iversen volunteered for this open position and was appointed by the Board at the meeting that followed this one.

NEW BUSINESS

Received a request about beach/lake clean-up, Kelly, a member of ACBC would like to start her/our beach cleanup, the BOD will need to talk with our insurance company to see about non-members participating – Dennis will follow up with our attorney too and get back to Kelly. If it was members only, we would not need add insurance for liability.

To report creosote logs for removal - download Coast Clean Up app

MEMBERS' FORUM**

Comments:

- Dustin, outstanding job the board did this year with all the improvements, thank you!
- Playground kudos!

adjourned 220pm

EXECUTIVE SESSION - non