

Admirals Cove Beach Club

Annual Meeting Minutes

ACBC-Whidbey.org

Feb 1, 2020

CALL TO ORDER: 1:30 pm

Called to order by President Dennis Egan. He announced that a quorum was not present, so no votes on any substantive motions would be taken. He also announced that the meeting will be recorded for the purpose of taking meeting minutes.

OFFICER REPORTS:

PRESIDENTS REPORT: Dennis Egan;

Board member introductions: President: Dennis Egan, Vice President: Dustin Fredericks, Secretary: Marty Lull, Member at large: Karen D'Ewart, Jim Kunz, Ed Delahanty, Alicia Turner.

Dennis proposed to limit discussion/comments to three (3) minutes; motion seconded. All present either abstained, or said "aye", no "nays" recorded.

Thanked the Board members and volunteers for all of their work. Free swims and BBQs on Memorial Day, 4th of July, and Labor Day weekends were well attended. Swim lessons returned, and will continue. Currently we have 595 members. 493 of those are in good standing (83%). Efforts have continued to collect unpaid dues and assessments. The attorneys have collected 50% of the total amount owed to the club. This will be Dennis' last year on the board.

VICE-PRESIDENT: Dustin Fredericks; The Cove looks awesome this year. Looking forward to taking care of it, in the same way, and moving forward.

TREASURER – FINANCIAL REPORT: Judy Britton; Acquired 4 CD, of \$55,000 each. Balance of: \$222,000 (earning 1.5% interest). Business checking account balance: \$119,327. Total assets and equity: \$928,151. Total income: \$254,228.63. \$186,170 in dues, \$22,016 in pool use revenues. Total pool operational costs: \$63,747.25, including \$29,207.74 in payroll.

Dennis mentioned in the report, there was \$10,000 that got moved into the reserve account.

Question from member: Where is the depreciation accounted for? Dennis: This report has taken depreciation into account.

Question from member: What are the pool operating costs? Dennis: Around \$70,000, and he can report the exact numbers latter. Approximately \$20,000 of the costs was offset by revenue collect by pool entry fees and groups that paid to use the pool.

There was no independent financial review this year, as our CPA is retiring. A new CPA has been retained: Dale Offret of Coupeville. He will do a review for 2020.

SECRETARY: Marty Lull;

Duties include: taking minutes of the BOD meetings, and having them posted on the Club's web site. Picking up, logging the Club's mail. Delivering financials to Branch Business Services. Thanked Ed for filling in for me.

COMMITTEE REPORTS

GROUNDS AND BUILDING: Marty Lull;

Slow year! Retrofitted lights in the Shelter and pool building to LED. Fabricated a drag for the lawn tractor, to grade the parking lot. Inspected and pressure wash playground equipment. Work parties: Clean and prep for Holiday BBQ's. Rebuilt one horseshoe pit. Replaced one window at the pool, due to wind damage. Reinstalled a gate on pool deck. Winterized the pool/building.

Future projects: Basketball hoops to be replaced. Improve the entrance gate to pool. Getting a maintenance permit from the county.

Asked members to report any damage, or needed repairs.

Would like to thank all of the volunteers! Especially those that clean the beach and the roadways.

Comment from member: Thank you to all of the volunteers that are helping to do all of those maintenance tasks.

LAKE COMMITTEE: Ed Delahanty;

We drafted a mission statement outlining the priorities for managing the lake. Keeping the lakeside properties informed of our management practices. Identify a process for managing the algae bloom. We need to clarify the costs for maintenance, or replacement of the corrugated steel outflow pipe, that is over 50 years old. The plan is to replace the pipe in 2021. We expect the County staff to provide us with a 100-year estimate (worst case) of rainfall that the lake could expect to get. We need to know the maximum capacity of the lake to hold water, and then calculate the maximum pipe diameter to handle the necessary outflow. We're looking to find the most cost effective way to increase the flow capacity of the floodgate, and recommend a contractor to the board for replacement of the gate. The preference at the moment is to line the pipe with a smaller diameter pipe, rather than

replacing it. Once we determine the flow capacity necessary, we would know the minimum acceptable diameter. Once that is understood, a contractor search can begin.

POOL COMMITTEE: Dennis Egan;

We had three free swim days that coincided with the BBQ's. Swim lessons have returned. The Lions Club supported the swim lessons, and Branch Services donated their time involved with the same. Swim lesson count: 1,374. Member uses: 3,500. The Sea Cadets rented the pool for training. The cost of heating the pool is now half of what it used to be. The committee is planning on using the same schedule for 2020, as it did for 2019.

Question from member: Why be a member in good standing, and also pay to use the pool?
Dennis: Years ago there was a vote by the membership to do it this way. The reasoning was some members did not want the dues to cover the full costs of running the pool. Other members wanted all the costs of the pool to come out of the dues. The compromise was to pay for some of the cost of running the pool, and also charge a fee to use the pool and have that fee go toward the cost. Also, associate members pay dues and swim fees. They can use the facilities, but not vote on membership business. The income from outside sources, the swim lessons and rentals by the Sea Cadets, etc., offsets the costs some, but only minimally.

Question from member: Why did the board approve a 5 free swim punch card for new members?
Dennis: Because the board believed it would established goodwill, and also encourages new members to come and view, and experience the pool.

Question from member: What safeguards are in place to prevent abuse of the pool by short term (vacation) renters?
Dennis: The current process is that each person who comes to use the pool is checked against a list of members in good standing. The way the bylaws currently read, if the owner of the property is in good standing, then the renters of that property are allowed to use the pool, but they must pay swim fees.

Question from member: Perhaps it is time to revisit how we define "renter" in this age of short-term rentals, and Airbnb?
Dennis: That would need to be put into the bylaws. You may join the Bylaws Committee, or at least talk to them.

Question from member: Have there been issues with disruptive people at the pool?
Dennis: There have been a few, perhaps two in the last year. There isn't really an ongoing issue.

Question from member: How often is the membership list updated?
Dennis: Weekly update is done by Branch Services.

BUDGET AND FINANCE: Dues will be \$350.00 this year.

LONG RANGE PLANNING: Suzy Palmer;

Been busy keeping up with the reserve account. Volunteers are needed to help with a survey of the membership. Looking at the costs of refurbishing the pool building.

COMMUNICATIONS: Bob Payton;

The committee produced 3 newsletters in 2019. The board has the mechanism to allow members to opt into the email version to save time and resources. Members are encouraged to submit ideas for the newsletter.

BYLAWS: Kurt Blankenship;

This committee makes recommendations to the board about any changes to the bylaws. However, members can bypass the committee and make recommendations directly to the board. The committee will meet again this coming summer.

NOMINATING: Ed Delahanty;

This year there were five candidates for three open positions.

Suggestion from member: Start solicitation of candidates earlier? Answer: Yes, solicitation and posting of notice of openings could start as early as sometime in September, well before nominations close on November 15.

GOVERNMENT RELATIONS: Kurt Blankenship; None.

TELLERS: Steve Kobylk;

Jan. 3, 2020, 474 Annual Member Voting Packets were mailed with ballots (to Members in Good Standing).

Jan. 3, 2020, 118 Annual Member Voting Packets were mailed without ballots (to Members Not in Good Standing).

Total envelopes received: 191. Total valid ballots counted: 167. Total in-valid: 7. Total packets returned by Post Office: 9. Total envelopes by Post Office, Members not in Good Standing: 8.

Results: The Board remains, as is.

The Tellers Committee Chair would like to thank all members (8) of the committee for their on-time commitment, dedication, process compliance, professionalism and patience with the Chair. Job well done to all and much appreciated!

SOCIAL: Mary Saurer-Egan;

Tuesday Morning coffee continues from 10am-Noon, members are encouraged to attend.

There will be 3 free Holiday BBQs this year: May 24th, July 4th, and Sept. 6th. The Social Committee will provide the meats. Please bring a side dish to share potluck style.

The Committee is also considering hosting an Easter egg hunt for the children. Also, a neighborhood garage sale.

WELCOMING: Jim Kunz;

Packets of information are given to new Members in person, whenever possible.

Information includes: Community resources. Events and info. from the Coupeville Chamber of Commerce. A Swim punch card for 5 free swims.

Question from member: What's the percentage of new members that are weekenders versus full-time residents? Answer: That isn't tracked, so the Board cannot answer that.

MEMBERS FORUM**

Question from member: If we do not have a quorum at this meeting, what does that mean for the status of this meeting? Dennis: The minutes will be official, but we cannot make a motion, or vote on anything at this meeting.

Question from member: The minutes to last year's Annual Meeting are incorrect. Dennis: Does not know. If there is a typo, we will correct it.

PRESENTATION: Reserve Study by Susan Oord. No notes taken. Refer to:
www.reservestudy.com

Question from member: Why were the numbers in the presentation not accurate? Dennis: Because the reserve study numbers were based off of April's account numbers, before the Board decided to move some of the money over into the reserve account. We now have \$220,000 in the reserve account. We still need 3 special assessments of \$125,000 each, and fund the account annually from the dues.

The full study is available on the website. Members can download it into Excel and run different numbers through the system.

Question from member: Would there need to be bylaw changes to allow for the Board to make those maintenance choices without a vote of the members? Dennis: Yes.

Comment from member: Outstanding dues should be put into the reserve account. Dennis: That is what happened so far.

Question from member: How much money is left from the monies collected so far for the pool assessment, and where is it? Dennis: There is approximately \$10,000 left, which is part of the reserve funds, but it noted separately as a line item in the books.

Question from member: What do you want from the members regarding funding of the reserves? Dennis: We want the membership to understand what the reserve study is first. Next step: An assessment will go out for a vote. The anticipated amount will be about \$250 per member, for the next three years. Assessments are for a fixed amount of time, and not indefinite.

Question from member: Are those dues, or special assessments? Dennis: If approved, there would be two components to the reserve funding, a special assessment and a dedication of a portion of the annual dues.

Question from member: Will there be a ballot? Will it have enough info for the membership to understand? Dennis: A ballot, yes. An info sheet will be included, yes.

Question from member: I would really like to see the detailed list. Dennis: The list is in the detailed report.

ADJOURNMENT: 3:01 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.