

**Admirals Cove Beach Club**  
**ACBC BOARD MEETING**  
**MINUTES FOR SEPTEMBER 15, 2022**

**6:30PM-** Called to order 6:32pm

**CALL TO ORDER – IN PERSON MEETING AT THE SHELTER - NO ZOOM LINK AVAILABLE**

**Board Members present:**

Martin (Marty) Lull  
Dennis Egan  
Jack Burchard  
Dustin Frederick  
Sharon Savereux  
Mark Valencia

**Attendees at large:** see attached sign in sheet

**APPROVAL OF PREVIOUS BOARD MEETING MINUTES**

motion by Jack 2<sup>nd</sup> by Mark

- Final approval for August 2022

**PRESIDENT’S REPORT**

Discussed: Welcoming committee to send personal letter out to all in Admirals Cove members around recruitment/nomination to the board.

**OFFICER REPORTS**

**VICE-PRESIDENT – no reports**

Discussed: adding a Pickle Ball Court to the existing basketball court. Marty will follow up with the member that is willing to help with this project.

**TREASURER**

Dennis reviewed financial balance sheets attached. Payment disbursement sheets were circulated via email. Board approved, motion by Marty 2<sup>nd</sup> by Jack

- The following Items were discussed:
  - Approve to pay branch services & sound legal partners – see balance sheets
  - Asphalt completed
  - Cable still underway – goal to have WiFi by next meeting
  - Generator propane conversion complete - set process policy for training on how to operate it, plug in, safety, etc....

**SECRETARY - no report**

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**COMMITTEE REPORTS**

**GROUND AND BUILDING**

- The following Items were discussed:
  - Club received a donated lawn mower
  - Donated wood stumps will be all cut and stacked next week
  - Addendum/scope of work from arborist came in to submit to Island County for cutting/trimming up the trees on the bluff - homeowner will pay for their portion of the property the club will pay for our portion of the work
  - Shelter windows w/plastic polycarbonate material – 1331.00 + tax 500... trim, calking, paint – this cost is if volunteers complete the work
  - Denise brought up that we should have glass windows that open 18000.00 quoted from Home Depot
  - Window replacement on hold – will revisit

**LAKE COMMITTEE**

- The following Items were discussed:
  - Mike Tenore – talked about the new Kiosk at the lake and the information listed on it
  - There's a temporary kayak/canoe launch in place at the lake
  - Limnologist needed to assess the lake
  - Dustin asked to defer the lake conversation at a special informational meeting - Jack recommend having a separate open meeting for the community to discuss the lake issues/recommendations – bring in the company to answer questions - Terry Miknabb that is recommending the treatment and that can answer questions
  - Dennis has old culvert materials saved, suggestion is to scrap the materials and not save them.

**POOL COMMITTEE**

- The following Items were discussed:
  - There will be a pool cleaning party to closed and clean up the area
  - Proposed Life guards pay increase to \$16.00 an hour next year
  - Currently we have two Life Guards on site when the pool is open, one in the office checking folks in and the other on deck. Policy/safety rule: one Life Guard needs to be on deck for every 25 swimmers in pool
  - To help with peek swim days/times and to allow more swimmers in the pool a phone tree for on-call life guards will be put in place to cover the office so the second life guard can be on deck to accommodate 50 swimmers
  - Dennis applies and received a pool cover grant from PSE of \$3116.00
  - Need to purchase pool cleaning chemicals

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**BUDGET AND FINANCE**

- The following Items were discussed:
  - Meeting next week to discuss - Reserve acct updated with the items below
  - Pool building not going to last 7 years
  - Pipe are not going last – the crud that goes the pipes is bad
  - Roof needs to be replaced
  - Move pool remodel up to happen in 3years vs 7 years \$\$\$ assessment will come sooner  
Motioned by Jack 2<sup>nd</sup> by Mark
  - reserve account - Playground equipment – scheduled to be completed in 3 years to next year
  - Move the fence to the property line, trim trees, blackberries, ditch that needs to be dugout/cleared out, on the lake side clear out bull rush, before barking and updating playground - playground upgrades

**LONG RANGE PLANNING** -no report

**COMMUNICATIONS** - no report

**BYLAWS**

- The following Items were discussed:
  - Amended #4 bylaws – see attached
  - Send back #1 #2 #3 to the committee & #4 to attorney
  - Approval - cost & revision to current bylaw changes

**NOMINATING**

- The following Items were discussed:
  - Signs going up next week
  - Need 2 more board members for the nominating committee - Mark Valencia volunteered and ask Jim Klutz
  - Dustin will draft a letter to new homer owners + message to go in the bulletin

**GOVERNMENT RELATIONS** - no report

**TELLERS** - no report

**SOCIAL**

- The following Items were discussed:
  - 200 people attending summer BBQ
  - Garage sale went well
  - Tuesday coffee still going strong

**WELCOMING** - no report

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**SHORE ARMORING**

- The following Items were discussed:
  - Updated construction sequencing
  - working on getting bids – Ed will make contact with 3 different contractors for bids

**UNFINISHED BUSINESS**

- Update on Litigation Committee – needs executive session

**NEW BUSINESS**

none

**MEMBERS' FORUM\*\***

Construction: Dule use basketball & pickle ball court, net & stripping w/installing two polls for the net. Polls need to be set/dug for the net – Marty will follow up to get this completed – cost to not to exceed 1000.00, motion by Jack, 2<sup>nd</sup> by Marty

Why is it taking so long for the attorneys to collect past dues?? – Board response: the litigation committee is working on this.

**ADJOURNMENT**

8:50pm

**EXECUTIVE SESSION**

Called to order 8:52pm

Executive Session adjourned at 9:11pm

0216

## Administrative Resolution of Admiral's Cove Beach Club

### RECITALS

Pursuant to RCW 24.03A.575 and not inconsistent with any of the Admiral's Cove Beach Club's governing documents, the Board of Directors ("Board") for Admiral's Cove Beach Club ("ACBC") may create an advisory committee consisting of one or more ACBC members that are not on the Board, provided that the Board president be a committee member in accordance with Article X, Section 1 of ACBC's Bylaws.

A majority of the Board agree that it is in the best interests of the ACBC to dissolve the Litigation Committee established on May 19, 2022 and as modified on June 16, 2022, and to create a new Litigation Committee to assist with ACBC's dispute with numerous owners regarding the obligation to pay assessments under Island County Superior Court case no. 20-2-00372-15 and any related lawsuit that arises out of that lawsuit ("Litigation"). Pursuant to Article X, Section of ACBC's Bylaws, the Board president shall be an *ex officio* member of all committees except the nominating committee.

### RESOLUTION

**It is resolved** that the Litigation Committee established on May 19, 2022 and as modified on June 16, 2022 is hereby dissolved, and that a new Litigation Committee ("Committee") is hereby created with the following terms and conditions:

- 1) The Committee is established by this Resolution and upon written consent of each and every committee member consistent with the consent form attached hereto (except the Board president who shall be an *ex officio* member of the Committee), and shall consist of owners: Dustin Frederick (or the current Board president), Jack Burchard, Dennis Egan, Ed Delahanty, and Mark Valencia.
- 2) The Committee shall continue so long as there is pending legal action or an outstanding judgment arising out of the Litigation, including bankruptcies and appeals. Upon full resolution of all claims between all parties in the Litigation and satisfaction of any judgments entered therein, the Committee shall be dissolved;
- 3) The Committee is not vested with the powers of the Board, but may correspond with ACBC's attorneys as may be necessary to conduct Committee business. Attorney-client privilege between ACBC and its attorneys shall extend to communications with the Committee.
- 4) The Committee members shall keep the Board apprised on a regular basis of all pertinent information acquired through the Committee that the Board shall use in making decisions;
- 5) The Committee shall hold open meetings as required by Article XI, Section 2 of the Bylaws, except that the Committee shall convene to executive session to discuss sensitive and legally privileged matters. Given the nature of the Committee's purpose, it is anticipated that most, if not all, of the Committee's meetings and decisions will take place in executive session, executive minutes of which shall be maintained by a member of the Committee;

- 6) The Committee shall prepare one report appropriate for the Annual Meeting of the members of ACBC in accordance with Article XI, Section 2 of the Bylaws;
- 7) The Committee members shall keep confidential all information acquired through the Committee and agrees to notify the Board and ACBC's attorneys in the event a Committee member is requested to provide testimony or evidence with respect to the subjects covered by this Resolution;
- 8) The Committee members shall be indemnified by ACBC to the extent a member would otherwise be indemnified as a member of the Board;
- 9) The Committee and its members shall serve at the discretion of the Board; and
- 10) Any member of the Committee shall automatically resign from the Committee in the event the member ceases being a member of ACBC.

It is further resolved that additional resolutions or amendments to this resolution may be approved by the Board to remove or substitute Committee members at any regular or special meeting of the Board.

This resolution is adopted on August 18, 2022 and made a part of the minutes of the meeting of the ACBC's Board of Directors.

BY: [Signature]  
Its President

ATTESTED: [Signature]  
Its Secretary

Consent of Litigation Committee Member

I, JACK BURCHARD consent to being a member of the Litigation Committee and each of the terms set forth in the above Resolution.

[Signature] [Signature]

I, ED DELAHANTY consent to being a member of the Litigation Committee and each of the terms set forth in the above Resolution.

[Signature] [Signature]

I, MARK C. VALENCA consent to being a member of the Litigation Committee and each of the terms set forth in the above Resolution.

[Signature] [Signature]

I, DENNIS EGAN consent to being a member of the Litigation Committee and each of the terms set forth in the above Resolution.

[Signature] [Signature]

ACBO Sept 15<sup>th</sup> 2022  
Attendance

MARK VALENIA      BOD

DONG SMITH

Evelyn Novak

STEVEN KOBYCK

MIKE TENORE

ED DELSHANTY

JULIAN & TAMMY JOHNSON

ANNE LYNAM

Sue Corliss