

BEVERLY BEACH IMPROVEMENT CLUB
Board of Trustees
Meeting Minutes of August 28, 2009

The meeting was called to order at 3:10 pm at the home of Trustee Dianne Shiner.

Attendees: Fred Marshall, Joel Wight, Ron Buzard, Lloyd Hammel, David Demorest, Dianne Shiner and Jim Lightner.

Secretary/Treasurer Ron Buzard read the minutes of the June 19, 2009 Board meeting. The minutes were unanimously approved as read.

Fred addressed the request by Gwen Geslin (Lot 143, Division 2) for Board approval to install photovoltaic panels on their boathouse, which appears to be located on the reserve area at the southerly point. After a lengthy discussion, the Board decided that it is not the policy of the Board to regulate the installation of solar panels. The Board commends Ms. Geslin's effort to further conservation of the environment and that perhaps she should pursue her request with the Island County Planning Department. Fred will notify Ms. Geslin of the Board's decision.

Fred reviewed the status of the 10 foot trail area adjacent to Lot 111, Division 1. Tommy & Kathy Mine are owners of the lot and have requested that they be allowed to landscape the trail area with plantings of various shrubs until such time when the trail may be developed. The Board decided in the past to allow this activity pursuant to a document to be prepared and signed, providing that the document acknowledges that the Mine's will waive any future right of adverse possession of the trail. It is also understood that the agreement will be revocable by the Board at their sole discretion. Fred will research the county records to insure that the recent survey was properly recorded before the document is executed.

Joel reported that the gully access was greatly improved by the work party he organized on August 9th. Special thanks go to Dick Grace and his son Rick, Ryan Goodman, Jim Johnson, Florian Graner, Gordy Fredrickson, Gary Turner, Don Benofsky, Dianne, Ron and Joel for the work done. Ron will design a sign with new language to replace the existing warning sign.

Ron reported on the water main at the intersection of Beach Drive and Fir Street that ruptured without warning on the evening of August 20th. It was due to a "tee" that was improperly installed many years ago and was never put into service. The "tee" was eliminated, repairs were made and water was restored during the afternoon of the next day. Ron feels that this was an isolated incident and that the rest of the system is in reasonably good condition. There is a small road crossing leak at the intersection of Beach Drive and Maple which will be repaired next week and that is hopefully the last one for a while. Water usage has decreased to 18,000 to 20,000 gallons per day.

The Board apologizes to the few owners who were not contacted immediately when the break occurred. The Board discussed this issue and plans are being made to set up a "phone tree" so that Board members can be immediately contacted in the event of such an emergency. They will then share the responsibility of notifying owners of any emergency that arises in the system.

Our contractor has had difficulty in locating the water main shutoffs within the system. Unfortunately, the “as built” drawings of the system do not accurately show the shutoff valve locations. David Demorest will work with Sue Wicklund and Evergreen Rural Water to locate the shutoffs using a high tech metal detection device. This situation has also occurred because of the age of the system and the shutoffs being covered up with dirt and debris. Once found, isolation of areas within the system can be accomplished without needlessly shutting off unaffected areas.

David and Lloyd prepared a comprehensive water rate structure report and it was decided to start reading meters monthly for the first year for the purpose of establishing rate schedules based on actual usage. A system of logging and calculating the information will be established ASAP to be ready when the meter installation is completed. Ron reported that the installation of meters is 90% complete and that the balance should be installed by the end of September. David suggested that members of the Board could do the reading in order to hold costs in line. There is also the option of having it done by hiring personnel. We have two people interested in the job at \$1.00 per meter. A decision will be made in the near term on that issue. Future billings will start on the 2010-2011 fiscal year.

David announced that there is a class being offered by DOH on rates and planning for water systems in October. Many of the Board members will attend and will advise David of their intentions.

Ron reported that there were two outstanding 2008-2009 dues delinquencies and that notices were sent to the parties that liens will be imposed if the balances and late fees were not paid on or before September 30, 2009. Income statements and balance sheets were handed out at the meeting and it was noted that bank balances as at August 20th totaled \$59,278.46. The chart of accounts was updated in early August to more accurately reflect income and expenses. Information will be sent to our accounting firm within the next week or so for the 08-09 fiscal year FIT filing.

Joel suggested that we get the word out about owner’s responsibility to inform guests and renters about neighborly conduct, i.e., barking dogs, cleaning up after pets, loud music after hours, etc. It was decided to post an item on the website along with emailing owners regarding this rather than doing a special mailing. Ron will get the new Member Directory published ASAP which will also update email addresses.

Meeting adjourned at 5:30 PM.

Respectfully submitted
Ron Buzard
Secretary/Treasurer