

BEVERLY BEACH IMPROVEMENT CLUB
Board of Trustees
Meeting Minutes of May 11, 2011

The meeting was called to order at 10:00 am at the home of Vice President Joel Wight.

Attendees: Board members Fred Marshall, Joel Wight, Maureen Horn, Ron Buzard, David Demorest, Jim Lightner and Dianne Shiner. Lloyd Hammel attended as an advisor to the Board.

Secretary Ron Buzard read the minutes of the June 6, 2010 Board meeting. The minutes were unanimously approved as read.

Fred received a request from a member to place a trash can at the end of the Foliage Street access. It was decided to have a sign made for people to pick up their own trash and take it to their own trash cans instead of BBIC bearing the expense of starting garbage service for that location. Jim Lightner will look into the purchase of a sign.

Fred reported that attorney Doug Kelly advised him that it was not within the Board's authority to enter into an agreement with Tommy Mine regarding landscaping of the trail adjacent to his property. Mr. Kelly further advised Fred that it would not be possible for Tommy Mine to make a claim for adverse possession in the future.

FINANCIALS

Treasurer Maureen Horn announced that all owners except one (in foreclosure) have paid their dues in full. The Board members applauded Maureen for her efforts and noted that it was perhaps the first time that nearly 100% were paid in full at this time of the fiscal year. There is now approximately \$60,000 in savings and \$5,000 in checking at Wells-Fargo. Fred will look into filing a lien on the foreclosed property for dues and penalties in arrears.

There was some discussion on the new laptop computer purchased for the Treasurer's use and the By-Laws regarding purchasing limits were reviewed that Board members would be advised in advance of such purchases in the future per Dianne Shiner's suggestion.

WATER SYSTEM

Ron Buzard noted that the occasional smell in the water is probably due to a need to change out and put fresh potassium permanganate in its tank. This chemical eliminates the chlorine smell and taste in our water. He will order it immediately from Univar USA and Sue Wicklund has been advised to do the replacement. All water tests from Edge Analytical have come back with no problems as to purity and safety in our water.

A serious leak was discovered and was due to a cracked fitting between the main and the meter box. Don Benofsky repaired the leak

After much discussion, it was moved and seconded that the Board change Sue Wicklund's status from employee to independent contractor. Ron will talk to Sue soon to create a written operations manual. Fred offered to speak to Sue regarding the status change.

WATER & RESERVE BILLING SCHEDULES

David and Lloyd have presented more data on the rate schedules to present at the annual meeting on July 30, 2011. A lengthy discussion followed regarding the presentation to be delivered at the annual meeting, and the Board's recommendation. David reviewed the amounts needed to build a separate reserve account for replacement of the various elements of the water system. It was suggested that we continue \$60 membership dues, and temporarily implement a flat \$200 annual water usage fee along with a \$400 annual reserve fund fee in order to begin recouping the reserve this coming year while determining a new billing procedure. This would delay billing based on usage for at least a year. There was also discussion on the relative merits of monthly billing by usage and an amount for replenishment of the reserve fund. Joel agreed to write a draft of a letter to the members to be sent out 30 days before the annual meeting. The Board would have to meet again to finalize the notice to the members. David will look into electronic meter reading systems.

OTHER BUSINESS

Respectfully submitted

Ron Buzard