

**Beverly Beach Improvement Club  
Board of Trustees Meeting  
July 2, 2019**

The meeting was held at 1842 Foliage St., Beverly Beach and called to order at 10:00 am by President Robin Charlwood.

BBIC Board Members Present:

Robin Charlwood, Gordy Frederickson, Laura Lahm, Ron Knox, John Barney, Randy Weisz and Trisha Brigham.

Others in attendance: Community members John Hastings and Ryan Goodman

Everyone was welcomed and Robin handed out copies of the agenda.

1.) Approval of May 30, 2019 Meeting Minutes:

The meeting minutes were passed around for review and approved by the Board.

2.) Financial & Budget Status:

Laura reported the numbers have changed little since our previous Board meeting. The Board reviewed the numbers for the upcoming fiscal year. Laura will turn in the new numbers for the upcoming year and circulate for Board approval.

3.) Status of Investment of Capital Reserve Funds:

Our Capital Reserve Fund is currently earning 2.29%. The committee will continue to optimize investments for the highest yield. It was noted this account earned more in one month than it ever earned in our regular bank account.

4.) Accounting Treatment of Water Rights Fee:

The sub account in the Capital Reserve Fund for new hookup fees is still in progress as per May 30, 2019 minutes.

5.) Proposed Budget and Administration and Operating Fees for 2019/ 2020:

The budget has been reviewed by the Board and fees will be determined and sent to the community before the annual meeting on August 10, 2019.

6.) Proposed Capital Reserve Fee for 2019/2020:

A committee comprised of Ron, Randy and Robin reviewed the Capital Reserve Fund and agreed on an increase of 5% a year. This will maintain balance to the Capital Reserve Fund. A committee will review again in 5 years to determine whether to continue with this number.

7.) Nominations for Board for 2019/2020:

Randy motioned to approve the "nominations solicitation" letter to be sent out to the community members through email. Board members approved.

8.) Status of Installation of New Well Pump:

The new pump is installed, approved and operating. There were no complications.

9.) Hookup Policy-Proposed Draft Bylaw Change:

A copy of the hookup policy was reviewed by the Board members. Ron motioned to update the policy and the Board approved.

10.) Clarification of Status of Well Site Easement:

The document states that the pertinent water provisions to the easement end with the grantor. Ron motioned and the Board approved that BBIC grant Lee Schurman and Joanne Hund a water right consistent with the water rights provided to other BBIC homes upon the installation of a meter by BBIC on the property. The waiver of fees for this water right will extend through the duration of the present ownership by Lee Schurman and Joanne Hund.

11.) Status of the Options for the Gully Beach Access including Tree Removal:

John Hastings, Ryan Goodman and Randy Weisz presented the following information to the Board along with a survey clearly showing the majority of the Gully Trail is on the property of Ryan Goodman.

- a) It was agreed that the main concern is safety and the access is currently unsafe. The Board agreed the access points should be closed effective today until further notice. Robin will send an email to the community with this information. (PS: The trail was officially blocked off and signed accordingly the day after the meeting)
- b) Repairs, if done must be off the property of Ryan Goodman.
- c) The committee will consult with 3 different professionals to be determine what can be done with both the Gully Access and the 10 foot Trail access. There will be a discussion of this issue and the decision to pursue at the annual meeting. Ron motioned and the Board approved up to \$1,000.00 for consulting expenses.
- d) The potentially dangerous leaning tree is located partly on BBIC property and partly in the Walkway. It will be removed July 23, 2019 by Henry's Tree Service.

12.) Replacement for Gina Truesdell for Master List Maintenance:

The Board is in the process of seeking a volunteer for this responsibility, and thanks Gina for her excellent work and patience in this matter.

13.) Agenda and Arrangements for Annual Meeting August 10, 2019:

A draft agenda was discussed and approved, and arrangements have been set for the annual meeting. Meeting Notice mailings to the community will go out July 10, 2019.

14.) Other Business:

The Board discussed whether to replace the meter on the well pump and decided to wait and hear the specs before making a decision.

The meeting was adjourned at 12:30 pm.

Respectfully submitted by Trisha Brigham



**BEVERLY BEACH IMPROVEMENT CLUB  
P.O. Box 12. Freeland, WA 98249-0012**

[www.beverlybeachimprovementclub.com](http://www.beverlybeachimprovementclub.com)

**AGENDA**

**BBIC Board Meeting**

10 am to Noon, Tuesday July 2, 2019  
1842 Foliage St, Beverly Beach, Freeland, WA.



**Agenda**

1. Approval of Minutes of May 30, 2019 Meeting
2. Financial & Budget Status – Laura
3. Status of investment of Capital Reserve funds – Laura
4. Accounting treatment of water rights fees - Laura
5. Proposed Budget and Admin and Operating Fees for 2019/20 - Laura
6. Proposed Capital Reserve Fee for 2019/20 – Robin/Randy/Ron
7. Nominations for Board for 2019/2020 – Ron & Randy
8. Status of installation of new well pump – Robin & John
9. Hookup policy – Proposed Draft Bylaw change - Ron
10. Clarification of status of well site easement - Ron
11. Status of options for the Gully Beach Access incl tree removal – Randy
12. Replacement for Gina for master list maintenance - Robin
13. Agenda & arrangements for Annual Meeting August 10, 2019 - Trisha
14. Other business