Carlyon Beach Homeowners Association
Minutes of the Board Meeting
June 23, 2026, 6:00 PM
CBHA Clubhouse

Board Members Present: Barbara Quick, Chris Williams, Lisa Krupp, Kim James, Gary Jensen

Absent: Richard Clay

Vantage Management: Mike Haskett

Call to Order: Barb Quick called the meeting to order at 6:00 PM. Quorum was present. The Board led those in attendance to recite the flag salute. A motion was made by Chris Williams to excuse Rick Clay from the meeting. The motion was seconded by Kim James and passed unanimously.

Homeowners in attendance were asked if they had any questions or concerns. Colleen Weston mentioned events activities throughout the summer.

- Fourth of July – Colleen stated that she would like to have the board participate, possibly in the parade. The fire department will be selling hot dogs, chips, water and sodas in the parking lot. There will be decorated golf carts in the parade. Donations will be requested to defray the costs of cleanup and security. Slips will be provided for families to deduct a donation from their Vantage account. They may also donate by check. Bags will also be provided by the board for cleanup. Mike will have an email sent out to the community mentioning security, clean up, and requests for donations with slips.
- Dumpster Day – TBD, but it nwill be between the 4th and annual garage sale day. Families will be asked to donate unsold items to charities. Volunteers will be requested to deliver items to different charities.

Administrative Motions:

- Barb asked for motion to excuse Rich from the meeting. Chris made the motion and it was seconded by Kim. The motion was passed unanimously.
- Barb asked for a motion to approve the May 2026 board minutes. Chris asked that it be noted that the Marina group meeting changed to one meeting a month instead of two. The meeting will take place on the third Thursday of the month at 6:00 PM. This is prior to the next monthly Board meetings. The motion was made to approve the May 2026 meeting minutes by Lisa and seconded by Gary. The motion was passed unanimously.
- A motion was needed to continue the monthly employee luncheon held the day after the board meeting. Chris made the motion and Shannon seconded. The motion was passed unanimously.

Trustee Committee/Interest Groups/Management Reports:

President's Report: Barb had nothing to report. Mike brought up that Interest Group Sign In and Policy that were approved in May had not been signed by the president and secretary, as the previous secretary resigned. Barb and Kim signed those documents after the meeting. Barb requested that they be emailed to the community and posted on the website.

Treasurer's Report: Lisa motioned to approve the monthly financial reports for distribution. Gary seconded and the motion passed unanimously. Mike will send the financials out via eblast and add to the website.

Architecture Committee Report: Chris reported that there were three new homes under construction and one new application pending. Chris stated that there had been verbal complaints made to the Architecture committee, but that complaints needed to go through the formal written document process so that they can be formally addressed and documented. There were questions during the committee regarding "Tiny Homes". These homes must be:

1. a minimum of 400 square feet
2. a permanent structure (wheels removed)
3. and cannot be a ADU (Accessory Dwelling Unit).

Marina Group Report: Chris reported that the sea lion barrier has been installed in full on B dock and the log boom installation is pending. The current permits have expired. Shannon will be updating those. Marina Group meetings will take place once a month, on the third Thursday of the month. The Marina group will be hosting an open house in the fall. Shannon is working on fact sheets for the Marina. There were a few slips still available before the July first leases begin. If there are less than ten slips available, slips that are not leased can be sublet to the lessee's family members.

Parks & Rec Report: The group is looking for community members to create a carved wooden sign for the entrance. They will put out a notice and contact the woodcarvers at the monthly crafters group to see if they are interested. Cody, Ryder and summer help in maintenance department will be starting weed whacking the bioswales.

Roads & Stormwater Report: Bid from Gemini was accepted, but Gemini hasn't acknowledged the acceptance.

Water & Wastewater Report: Drain repairs came to $21,000. The ninety-degree angles in the pipes were removed. There was a motion made by Chris to approve KCL Excavation bid from the unrestricted funds. Kim seconded the motion and it passed 5-0. Future Clear is working on grant funds for sewers. Question: can two tribal grants be used to remove the pilings? Mike will ask Brian and Rusty from Future Clear to come to the Board Workshop to go over the twenty-year plan and repairs.

American Pump and Drill sent an additional bill for work that was completed two years ago and was never billed. They also included a bill for interest accrued over the last two years. It was noted that the work was completed, however the water sensor that was installed was never wired in and is not functioning. Future Clear should follow through regarding the sensor. Chris made a motion to pay the invoice minus the interest charged. Lisa seconded the motion which passed 5-0.

Memorial Garden/Events Report: No report Memorial Garden report submitted. For Events, Barb suggested the possibility of having a formal fireworks display instead of hosting family fireworks displays at the beach. She also suggested having food trucks, music and sponsors for the event. Concerns were brought up regarding parking, outside traffic, costs and community members setting off fireworks in the neighborhoods. This will be discussed more following the current Fourth of July celebration.

Management Report:

1. The Reserve Study approval was tabled until next month. Chris said that quarterly updates to the community were needed and that Town Hall meeting should be held twice a year.
2. Maintenance needs another maintenance vehicle. Chris suggested a Kubota type vehicle as a cost saving option.
3. Staff vacations: Everyone was scheduled off during the week of June 29th except for Skylar. Tianne will be working July 3rd (a staff holiday) to accommodate members picking up keys for the weekend. She will be off Monday, July 6th instead.
4. Digital keypads for the Marina gates were suggested instead of issuing new keys every year. This may be a cost savings in the long run.

Old Business: None at this time.

Executive Session: The Board thanked everyone for attending the public meeting and announced they would proceed into executive session to discuss any sensitive legal, financial, or HR matters. **Lisa motioned to move from regular session to executive session at 7:47 PM. Chris seconded; the motion passed unanimously.**

The board moved from Executive session back to regular session at 8:49 PM.

Adjournment: Barb motioned to adjourn the meeting at 8:49pm Chris seconded; motion passed unanimously.

Respectfully submitted,

Kim M. James

Kim M. James, Secretary

CBHA Board Motions June 23, 2026
Results 06/23/2026
 # Board Members attending and proxies:

All motions must be proposed by a Board Member, seconded, and discussed before a vote is called.

Motion Type: Architectural (ACR); Financial (FIN); Compliance (CMP); Legal (LGL); Maintenance (MNT); Member (MBR); Policy (POL); Other (OTH)

Motion Status: Passed (PD); Failed (FD); Tabled (TD); Withdrawn (WD); Ratified (RD)

#	TYPE	MOTION	STATUS	NOTES
1	OTH	Approve excusal of Richard from the meeting.	PD 5-0	
2	OTH	Approve May 20226 meeting minutes	PD 5-0	Approved with no corrections
3	OTH	Approve continuation of monthly employee appreciation lunches.	PD5-0	
4	OTH	Approve submitted Architecture committee meeting minutes	PD 5-0	Approved with no corrections
5	FIN	Approve Financial report	PD 5-0	
6	FIN	Approve KCL Excavation contract and payment from unrestricted funds	PD 5-0	
7	MNT	Approve payment for late invoice from American Pump and Drill, minus interest charges	PD 5-0	
8	MNT	Approve Reserve Study	TD	Tabled until next month
9	OTH	Approve moving from regular session to executive session	PD 5-0	
10	OTH	Approve closing executive session and returning to regular session	PD 5-0	
10	OTH	Approve adjourning the meeting	PD 5-0	

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