

Carlyon Beach Homeowners Association
Board Meeting Minutes
July 27, 2021

Present: Lisa Krupp, Sandi Allen, Stan Harris, Marv Harris

I. **Meeting called to order at 6:00pm by Lisa Krupp and Flag Salute lead by Marv Harris**

II. ***Member comments:***

The Hughes' reported that the fireworks ban made a big difference, though there were still those that didn't understand. After talking to the police, the solution going forward is to either call in to the non-emergency number or use the online non-emergency report to get the address of the offenders on record so if there is any damage the police can follow up. The police said that most fireworks that are sold on the reservation are illegal off the reservation. The Hughes' suggested the fireworks ban at CBHA be made permanent, and suggested CBHA research the cost of insurance and fireworks for a sanctioned public display. It was also brought up that many are not following the existing rules for trees, and that trees absorb rainwater to help prevent flooding, offer homes to birds and other creatures, and also provide shade to lower temperatures around homes, preventing our neighborhood from becoming a residential heat island. It was noted the list of approved plants is not visible on the website, but it is referenced in the Rules & Regs. The board said that would be researched and corrected.

III. ***Excuse absent board members***

Motion 1: Sandi moved to excuse Jeremy, Bill, and Pat from the meeting. Marv seconded. Approved 4-0

IV. ***Approval of minutes for June 27, 2021 Board Meeting***

Motion 2: Stan moved to approve the Minutes for the June 22, 2021 Board Meeting. Marv seconded. Approved 4-0

V. ***President's report***

Lisa reported that Angela Bowman is our new **Volunteer Coordinator** and has lined up volunteers for several improvements so far. Some of the projects are: Staining the main clubhouse door as the finish was weathering away, paint speed bumps with sand in the paint to prevent pedestrian slipping, cleaning the STOP signs and other signs around the neighborhood.

VI. ***Treasurer's report (See attached.)***

In Bill's absence he left a written report, and the highlights were discussed. All accounts are in order, and the costs and income are in alignment.

VII. ***Committee and Board Member Reports***

a. Roads and Stormwater

Marv reported Bioswale infractions continue to cause damage. Letters with fines will be forthcoming if phone calls are ignored. Construction damage to roads needs repair. We are doing as much road work each year as is affordable.

Work is starting to do the repairs to the filter pond after the car accident that caused extensive damage including contaminating all the filters in the pond. The filters are \$135 each and all need to be replaced due to gasoline and oil leakage from the upside-down vehicle.

b. Parks & Recreation

In Jeremy's absence we discussed the issues with non-members/members in the park not following the rules.

c. Water and Wastewater

In Pat's absence we discussed the water issues that are being wrapped up. Well 2 is up and running, well 1 is down until the following week to put a camera down the well to check pipe condition, sand infiltration, etc.

Water meters are still being installed and getting closer to the end.

d. Marina

Sandi reported permits have been backing up in the process of going through approval. Rather than wait for the modification to lengthen fingers, we will continue to replace the fingers that are not changing size, while preparing for the final approval to lengthen 4 more. There is money to do the rest of B Dock with same-size fingers, work to be done in November of this year, and in the spring, we should be able to afford to do some more fingers on A Dock. Changing data has shown we can get by with less changes to right-size the marina for CBHA's future needs.

Motion 3: Sandi moved to approve a bid from Float Services NW to replace 12 fingers and the remaining walkway on B Dock not to exceed \$117,000 with funds from the marina fund and capital fund. Stan seconded. Approved 4-0

e. Architecture

The biggest item was a member worried about a house being built below him on a steep slope possibly making his lot unstable. He wants to see an engineering report.

f. Compliance

Stan reported he has been driving around, listing issues, calling, and half the folks called took care of issues just from the calls/voicemails! Those that didn't will receive the letters and start through the process of increasing fines until the work is done. He is only focused on tall grass and fire hazards this go-round but will move on to unsightly items and other covered issues next.

VIII. New Business

- a. **Pump Well Repairs** – American Pump completed work on Well #2 and Moerke completed phase 1 work on Well #1. Moerke will begin phase 2 next week.

Motion 4: Marv moved to pay American Pump for work on Well #2, not to exceed \$17,000, with funds from the capital reserve fund. Sandi seconded. Approved 4-0

Motion 5: Sandi moved to pay Moerke for phase 1 work on well #1, not to exceed \$7,000 with funds from the capital fund. Marv seconded. Approved 4-0

- b. **Towing Notice** – Non-members are again parking without permits, challenging members that question them, refusing to leave or follow the posted rules. Lisa presented a warning note to attach to such vehicles, with a form for tracking the license plate. This will be done intermittently. We will call the tow truck if they are caught in the lot again.

Motion 6: Sandi moved to adopt the warning note for non-permitted vehicles, noting the license plate on a spreadsheet, beginning July 31, 2021. A second incident will result in calling for a tow without further warning. Stan seconded. Approved 4-0

- c. **Roads** – Marv reported Jimini could begin paving in the next couple weeks.

Motion 7: Marv moved to authorize paving by Jimini, not to exceed \$115,000. Sandi seconded. Approved 4-0

IX. Old Business

- a. **Clubhouse Repair** – Stan is updating the bids on the clubhouse and has been talking to Jason at Steamboat Island Construction. They are also discussing the Wanigan issues.

Motion 8: Stan moved to spend up to \$500 for an engineer to assess the clubhouse and the Wanigan for the best way forward. Marv seconded. Approved 4-0

X. Unfinished business

- a. **Motion 9:** Sandi moved to adjourn to Executive Session at 7:30 pm for the purpose of discussion of potential legal issues. Stan seconded. Approved 4-0
- b. **Motion 10:** Sandi moved to return to regular session at 7:47 pm. Marv seconded. Approved 4-0
- c. **Motion 11:** Sandi moved to adjourn at 7:48 pm. Marv seconded. Approved 4-0

Respectfully submitted,



Sandi Allen
Secretary, CBHA

Carlyon Beach Homeowners Association
Treasurer Report

July 26, 2021

To: Homeowners and Trustees

As your treasurer, I will not be available in person for our monthly meeting to give the Treasurer's report. The comments below will hopefully suffice in lieu of a verbal live report.

1. All five accounts have been reconciled between beginning and ending balances prior month to ending balances current month. No anomalies or inconsistencies noted.
2. In our operating account, expenses have been incurred for the water tower inspection, backflow testing, and fire extinguisher certification.
3. Our increase in dues is performing the desired effect of gradually reducing the deficit between our operating assessment and the general fund.
4. Income shows negative due to sale of rental property, \$7,000 less than projected income, and higher than expected contracted services (inspections, outside services for snow and tree removal (YTD). Expenses for parking signs were not originally budgeted.
5. Overall CBHA has underspent \$69,000 on personnel services than budgeted and has overspent a net of \$64,000 on all expenses.

Balance sheet as of June 30, 2021:

Operating Funds

General	\$ 261,572.73
Marina	\$ 107,428.26
Sewer	\$ 2,463.81

Total: \$ 371,464.80

DNR Security Deposits

Marina lease	\$ 13,273.22
Sewer outfall lease	\$ 13,273.28
	\$ 1,511.19

Total \$ 14,784.41

Capital Funds (combined) \$ 501,846.50

Total Liquid Assets \$ 888,195.71

Profit and Loss Budget vs Actual Accrual Basis April through June 30, 2021:

General Fund: See comments 2-5 above

Marina Fund:

Net Income: \$36,583.50

(Kept expenses down well below projections however numbers do not account for dock expenses which is accounted as assets)

Sewer Fund:

Net Income: \$12,423.32

(Raising pump fees \$3.00 provides income to offset excessive costs; expenses are close to budget for the period.

Capital Fund:

Expenses over the year have included \$8,451.53 for the Peterbilt repair, Peterbilt service \$ 3,212.71, and WWTP electric repairs \$ 5,018.00.

Totaling \$16,682.24.

Reserve expenses for the year include \$10,000 for the playground, \$ 125,652.60 for road repair, \$ 9,342.76 for shop roof, and \$ 13,266.84 for jolly drainway project.

Totaling \$ 158,262.20.

Respectfully,

William A Allen, Treasurer