

Carlyon Beach Homeowners Association
Board Meeting Minutes
April 26, 2022

Present: Lisa Krupp, Sandi Allen, Stan Harris, Marv Harris, Barb Quick, Pat Olive, Bill Allen

I. Meeting called to order at 6:00 pm by Lisa Krupp, Marv leading the Flag Salute

II. Member Comments

Andrew Kienast, Judy Eastham, Julie Frick, Chris Williams.

Andrew wanted to bring up the noise at the WWTP, right next door to the new house he recently purchased. He wanted access to the WWTP to build a sound-deadening fence at his own expense to block the noise from one machine that cycles on and off throughout both day and night hours.

III. Approval of Minutes for March 22, 2022

Motion 1: Sandi moved to approve the minutes from the meeting on March 22, 2022. Marv seconded. Approved 7-0

IV. Treasurer's Report

Bill gave a brief financial report, mentioning why we need to bump up income to keep up with inflation and the needs of Carlyon Beach. Chris Williams shared the need to explain to members so they understand why dues need to go up.

V. Trustee Reports

a. President

Lisa restated the need for an increase to the General Fund and the Capital Funds budget for next year. She stated the General Fund covers salaries and utilities and fuel, all of which are going up. Our reserve fund, which needs to grow some each year, still struggles to do that as our infrastructure is aging and seems to need continuous repair, pointing to the clubhouse and wanigan repairs in work, held up by permitting delays.

The manager search is almost complete, and she was focused on preparing the Annual Packet for the Annual Meeting scheduled for June 11, 2022, 10 a.m. at Griffin Fire Department.

b. Roads and Storm Water

Marv has his list of areas for asphalt and he's keeping an eye on the cost per foot versus what's on the list. Speed bumps are being requested because of speeders but Marv wants to wait for new bumps until after the latest paving. Chris suggested an electric speed sign that could be moved to various areas as needed.

c. Parks and Recreation

Barb reported Stan is also helping with the Wanigan to shore it up while we wait for the repair permit from Thurston. She encourages everyone to get their Parking Permits before May brings

good weather. Working on security for the park on the big weekends of summer and would like volunteers to patrol the park, too. Coming events include Carlyon Beach Days for September 30th, to celebrate the History of Carlyon Beach, with games in the park, maybe a barbeque, though details are still in work. Anyone with a desire to help can contact Barb. She also wanted to let everyone know the Garden Group Clean-up is starting, and the Events Group has a May 7 pancake breakfast coming up.

d. Water and Wastewater

Pat started with the Water Capacity Study, saying the Department of Ecology engineer overseeing the study says it's still under review and they are still working on it. A water main clean out was broken by a car, causing flooding, and our crew was able to make the repair. Our newer pump truck is going in for maintenance. We continue to have high pumps when it's raining and ask those with leaky tanks to get them repaired, as all that rainwater throws off the WWTP schedule as they need enough black water to complete the required work in the usual 8 hour cycle. We have 11 or 12 drain fields left in the neighborhood as any drain field that fails must convert to the pump system that most have.

Pat and Marv will meet with Brian to discuss noise at the WWTP.

e. Marina

Sandi said the floating piling was still in slip B1. There will be more about that in New Business.

A derelict boat was mysteriously tied to the launch dock. She will post something on NextDoor to see if anyone can share the story of why it is there, so it doesn't become CBHA's liability.

f. Architecture

Bill reported nothing new is happening, just those that are permitted are moving forward.

g. Compliance

Stan reported there is an abandoned home on Lookout with a hole in the roof, and broken glass. It is an attractive nuisance and a problem for neighbors with kids around it.

Dog complaints are being handled with first a warning and then a fine.

VI. New Business

a. Approval Annual Meeting Packet

Motion 2: Barb moved for approval of the packet. Pat seconded. Approved 7-0

b. Proposed Operating & Capital Budgets

Motion 3: Bill moved we approve the Budget Sheet that shows the budget both without the

increase and with the increase to the Operating Fund. Stan seconded. Approved 7-0

Motion 4: Barb moved we approve the Capital Fund Budget sheet that shows the budget both without the increase and with the increase. Marv seconded. Approved 7-0

c. Approve Ballot Committee

Motion 5: Bill moved to approve the ballot committee comprised of Ilona Munsen, Nancy & John Ellers, Marcia Rugg, and Colleen Weston. Barb seconded. Approved 7-0

d. Manager

Motion 6: Pat moved we hire Steven Steinhour as the new Carlyon Beach Homeowners Association manager on approval of credit, background, etc. with a start date of May 16, 2022. Bill seconded. Approved 7-0

Pat wanted to thank the hiring committee, and all involved in the lengthy process to find the best managerial candidate.

e. 2011 Truck purchase

Motion 7: Stan moved to buy Dallas's 2011 truck subject to a professional inspection for no more than \$6,000. Bill seconded. Approved 7-0

We will take possession of the truck at the end of May when Dallas leaves.

f. Removal of Marina Piling

One bid came in from Quigg Brothers for \$6,000 to mobilize their tug from Tacoma to remove the floating piling that is currently in slip B1. Chris Williams offered to try to move it with his boat, though he was concerned about the unknown issues below water. Sandi offered to ask the divers in the community if they would see if the piling was broken/bent below the water or buried in the channel while it leans into B1. All agreed there would be no action on this bid until we knew if volunteer options could handle it.

g. Summer Security

Barb reported she is arranging less expensive security for the most troublesome weekends this coming summer.

h. Thurston County PUD Letter about buying our water rights

Motion 8: Stan moved regarding the letter from Thurston County PUD, the board decline relinquishing our water rights. Bill seconded. Approved 7-0

VII. Unfinished Business

a. Clubhouse Repair

VIII. Executive Session

Motion 9: Pat moved to adjourn to Executive Session at 7:35 p.m. Marv seconded. Approved 7-0

Motion 10: Bill moved to return to open session at 7:52 p.m. Pat seconded. Approved 7-0

IX. **Motion 11:** Barb moved to adjourn the meeting at 7:56 p.m. Marv seconded. Approved 7-0

Respectfully submitted,



Sandi Allen

CBHA Secretary and Marina Trustee