

Carlyon Beach Homeowner's Association Board Meeting

Tuesday, February 21, 2023

Minutes

Present : Bill Allen (President), Barbara Quick (VP, Parks & Recreation), Dianne Bradford (Treasurer), Kristina Ramsey (Secretary), Marv Harris (Roads, Stormwater & Wastewater), Stan Harris (Marina & Compliance), Lisa Krupp (Architecture/Water)

I. Call to Order at 6:00pm

II. Member Comments

- a. Comments regarding the board were expressed
- b. Concerns regarding the chlorine levels in the water were expressed
- c. Process changes were discussed. (i.e. suggestion box in office, reporting out regarding committees)

III. Approval of Minutes for January 24, 2023

MOTION 1: Barb Quick moved to approve the minutes for the January 24, 2023 meeting. Dianne Bradford seconded. Board Approved 7/0.

IV. Treasurer's Report (see attached report)

- a. Dianne Bradford identified the balances in each operating fund
 - i. Member question: How much water is pumped out of our well? How much water is being used a month?
 - 1. Lisa will get an answer.

V. Trustee Reports

a. President

- i. Bill expressed his impression of the Vantage Property Management company presentation held earlier today (2/21). Bill stated he was impressed with what they had to offer. Vantage works with 60 different HOAs in the area. Vantage will need some more information in order to submit a formal proposal.

b. Roads, Storm Water & Wastewater

- i. Marv laid out the needs of the community – including the parking lot needing to be paved and potential cold patches for problem areas. Marv expressed that with the water issues, there may not be much money to go to fixing roads this year.
- ii. Marv expressed concern that the shop is running at bare bones due to several circumstances.

c. Parks & Recreation

- i. The parks committee met and did some planning. April 22nd the P&R committee invites the community for bongo. There is discussion about starting craft night.

d. Marina

- i. Stan updated the community regarding a couple of ongoing projects happening with the Marina.

e. Architecture

- i. Lisa is going to set up a meeting within the next couple of weeks to discuss the ADU issue.
- f. Compliance
 - i. Stan has resumed the compliance duties since Steve's departure. He will check on the status of current compliance issues.
- g. Water – see attached report
 - i. Lisa discussed 3 major water projects
 1. Increase the allowable water connections
 - a. NW Water systems is working with John Krenik to determine the current water pressure in different parts of the neighborhood. A booster pump can be constructed near the tower to fix that issue.
 2. Complete the installation of the water meters
 - a. NW Water systems is doing GIS mapping of the water system. We have not officially put out a bid yet, but we received one estimate stating that parts and labor could be \$1000 per meter depending on the difficulty of digging up the water lines. There could be about 90 water meters left to install. It will be necessary to contract out the work or to hire additional staff to help us get back in compliance with the county.
 3. Replace Well 1.
 - a. Letters were sent out last week to well drilling companies with a return date of March 24th. There will be more information at the March meeting.
 - ii. NW Water will produce a water system plan that includes a rate study, asset analysis, asset replacement analysis. This is all expected to be completed by April 30th except for the GIS modeling which is expected to be completed by August 30th.
 - iii. The telemetry has not been installed. There are some back ordered parts.
 - iv. The water tower still has sand in it. We have estimates from 2 contractors to clean out the tower.
 - v. No invoice for the repair on well 2 has been submitted, therefore we cannot make an insurance claim at this time.

VI. New Business

- a. Job Description/Ad for Manager
 - i. The board has been working on a job description for a new manager as well as entertaining the idea of using a property management company. The board has not yet made a decision on which is the best way to go.
- b. Report from Vantage
 - i. Vantage Property Management came and gave a presentation to several members of the board and to a couple of community members. The board and the community members reported out on their impressions.
 - ii. Barb Quick is going to schedule a couple more meetings with more companies.
- c. Water Tower Cleaning

- i. We have had two bids which haven't been vetted, Lisa would like to table this discussion at the next board meeting.

VII. Unfinished Business

a. Wanigan Repair – Board

- i. Stan updated the community about where we are on the Wanigan repairs. We have completed the engineering to repair the wanigan and we were told the engineering plan was at the county for approval. However, we recently learned that the plans were never submitted. The question now is: do we get the permits to repair it according to the engineers report or do we seek out bids to replace the wanigan. Stan stated he would like to contact a couple of contractors to see what they think.

MOTION 2: Dianne Bradford moved to go to executive session at 820pm. Kristina Ramsey seconded.

Board Approved 7/0.

VIII. Executive Session

MOTION 3: Kristina Ramsey moved to adjourn the meeting at 910pm. Barb Quick seconded. Board Approved 7/0.

Respectfully Submitted,

Kristina Ramsey

CBHA Secretary

Minutes approved
W. D. D.