

**Carlyon Beach Homeowners Association
Minutes of the Board Meeting
Tuesday, December 17, 2024
@ 6:00 PM – CBHA Clubhouse & Zoom**

Board Members Present: Kiffani Iverson, Sandra Marsh, David Malaspino, Richard Allard, Chuck Thrap, Barbara Quick (Attended Late)

Absent: Dianne Bradford

Vantage Management: Mike Haskett

Call to Order: Kiffani called the meeting to order at 6:06 PM.

Flag Salute: The Board led those in attendance to recite the flag salute.

Opening Remarks: **Sandy motioned to excuse Dianne Bradford from the meeting. Chuck seconded; the motion passed unanimously.** Mike reported that Barb would be attending the meeting late. Kiffani thanked everyone who has been assisting with the ongoing sealion problem at the marina. Kiffani thanked the Board's efforts to obtain multiple bids and thanked Mike for helping the Board get additional bids for the insurance which is potentially going to allow for a \$14,000/year savings in premiums. Kiffani reiterated the importance of speed limits in the community and asked owners to please be diligent when walking, driving or biking in the dark. Kiffani reported the Board was beginning to look at next year's budget utilizing 10–12-year forecasts obtained.

Member Comments: An owner thanked the Board for sending out the agenda as a meeting reminder and asked if there were long term plans for the road repairs. The Board reported that it is being considered after scheduled planned waterline replacements.

Meeting Minutes: The Board reviewed the October Minutes. **Richard motioned to approve the minutes with no corrections. Sandy seconded; the motion passed unanimously.**

Treasurer's Report: Mike presented the November financial summary on Dianne's behalf. Mike stated that timelines for budget workshops and the lead up to the annual meeting will be the next financial focus.

Committee Reports:

President's Report: Kiffani reported on everything previously in opening remarks.

Architecture Report: David reported the committee couldn't meet this month and is scheduling a meeting in January. David thanked Mick Frick for his contributions to the committee.

Marina: Chuck reported he will be implementing a monthly inspection report and new locks will be ordered to replace damaged ones. Kiffani explained the monthly inspection report will be in compliance with new DNR regulations. Chuck reported the committee visited neighboring marinas for ideas on proper signage and will be assessing those for CBHA. Three vendors have been met with to provide bids on the marina rebuild.

Parks & Rec: Sandy reported the new roof on the park restrooms has been completed and that she will follow-up with the vendor on the clubhouse roof cleaning due to the heavy rain washing away the powder they placed. Sandy reported the swing set has been refurbished and samples of potential new flooring are available for review in the clubhouse for potential carpet replacement. Sandy stated the kayak cleanup project will begin in January leading into February.

Roads & Stormwater: David reported the roads and bioswales appeared to be handling the heavy rain okay. Crestridge has a degrading roadbed and so rock fill will be purchased and installed. There have been a couple of patches delayed due to the weather.

Water & Wastewater: Richard addressed a rumor that the permit for the well was denied which is untrue. A list of corrective actions has been received by the State and are already in process with vendors to work on their implementation. The Board is planning on publishing the punch list once finalized for transparency to the owners.

New Business: Mike was asked to forward the insurance proposal information to the Board for final review.

Richard motioned to ratify the unanimous email votes the Board completed prior to the Board Meeting regarding the approval of the Rules & Regulations, approval of an emergency truck repair, and approval of emergency tree work. Chuck seconded; the motion passed unanimously.

The Board discussed the ongoing sealion issue at the marina. **Richard motioned to approve opening an insurance claim on the dock damage caused by the sealions to offset dock repair costs. Sandy seconded; the motion passed unanimously.**

Executive Session: The Board thanked everyone for attending and announced they would proceed into executive session to discuss any sensitive legal, financial, or HR matters. **Sandy motioned to move from regular session into executive session. Richard seconded; the motion passed unanimously.**

The Board finished their discussion in executive session. **Barb motioned to close executive session and move back into regular session. Sandy seconded; the motion passed unanimously.**

From the Board's discussion in executive session, there were no votes held nor formal decisions made.

Adjournment: Barb motioned to adjourn the meeting at 8:18 PM. Sandy seconded; motion passed unanimously.

**Respectfully submitted,
Mike Haskett, Association Manager**