

**Carlyon Beach Homeowners Association
Minutes of the Board Meeting
Tuesday, January 27, 2026
@ 6:00 PM – CBHA Clubhouse**

Board Members Present: Dianne Bradford, Sandra Marsh, David Malaspino, Vern Jensen, Judy Parry

Absent: Barb Quick, Chris Williams

Vantage Management: Mike Haskett

Call to Order: Dianne called the meeting to order at 6:00 PM.

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

Judy motioned to approve the excusal of Barb and Chris from the board meeting. Sandy seconded; the motion passed unanimously.

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

Sandy motioned to approve the committee minutes provided with no corrections. Judy seconded; the motion passed unanimously.

Vern motioned to approve the closure of the DNR and Squaxin accounts at First Citizen's Bank and move the funds to Timberland Bank. Sandy seconded; the motion passed unanimously.

Vern motioned to approve opening and maintaining an account at Timberland Bank to handle all cash deposits. Sandy seconded; motion passed unanimously.

Committee Reports:

President's Report: Barb was absent and there was nothing discussed.

Treasurer's Report: Dianne re-iterated financials would be handed out at the meetings and sent out via email and added to the website monthly moving forward. Dianne will work with the Accounting Team on closing out the First Citizen's bank accounts.

Architecture: Dave reported the committee will continue meeting monthly on the first Friday of the month at 10am in the clubhouse. The committee is currently working on two long-term items which are still in process.

Marina: Vern went over the current electrical repairs and the piling inspection report for the docks. Log boom failures are becoming more commonplace. Vern discussed receiving emergency permits to allow for log boom replacements but the permit does not include permission to replace creosote pilings called out by DNR and their lease. The Board discussed the best plan of action and it was recommended to pull the old logs off the log boom then seek additional permits for the creosote pilings.

Parks & Rec: Sandy reported park pruning of some trees will occur in February and the committee is looking for volunteers to help move pea gravel by the kayak areas.

Roads & Stormwater: Dave reported that a tree had gone down on an owner's property that was owned by the HOA. The crew will be removing the tree with the excavator. Dave reported that as we get into Spring the weed eating in the ditches will begin.

Water & Wastewater: Dave reported there was a waterline break over the weekend which KCL excavating came out quickly and fixed. The water meter project is ongoing as we try to get the software component resolved for Futureclear Environmental. There is an ongoing failure of the electrical system at well 2 that is being explored through warranty. Futureclear is helping to assist getting vendors onsite to review the issue. Dave reported the Board would be working with the State on potentially new septic tank inspection rules.

Memorial Garden & Events: Dianne reported that no planting will be allowed in the memorial garden during March. Colleen, the chair of the Events Committee, said a new owner open house would be held this year. Colleen requested holding Dumpster Day after the garage sale and that the Easter Egg Hunt is planned for March 28th.

Management: Mike reported on the pending draft audit and had nothing else to report at this time.

New Business: The Board discussed the hosting of a Townhall for owners to suggest rules changes. Mike suggested telling owners that all suggestions would be reviewed by the HOA's attorney to establish the rule may not be implemented. The Board discussed the date for the meeting on Feb 28th at 6pm. Invites would go out via email and on the reader board once finalized.

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. **Dianne motioned to move from regular session into executive session. Sandy seconded; the motion passed unanimously.**

Judy 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 or decisions made.

Adjournment: Judy motioned to adjourn the meeting at 7:25 PM. Sandy seconded; motion passed unanimously.

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

CBHA Board Motions 260127

Results 01/27/2026

Board Members attending and proxies: Dianne Bradford, Sandra Marsh, David Malaspino, Vern Jensen, Judy Parry

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 Chris and Barb from the meeting.	PD 5-0	
2	OTH	Approve December 2025 meeting minutes	PD 5-0	Approved with no corrections
3	OTH	Approve submitted committee meeting minutes	PD 5-0	
4	FIN	Approve closing DNR/Squaxin accounts at First Citizens and move them to Timberland Bank	PD 5-0	
5	FIN	Approve opening and maintaining an account at Timberland Bank for cash deposits	PD 5-0	
6	MNT	Approve contract for removing log boom items up to \$10K from the Unrestricted Reserves from NW Dock & Pile	PD 5-0	
7	OTH	Approve moving from regular session to executive session	PD 5-0	
8	OTH	Approve closing executive session and returning to regular session	PD 5-0	
9	OTH	Approve adjourning the meeting	PD 5-0	