

**Carlyon Beach Homeowners Association
Board Meeting Minutes
July 28, 2020**

Present: Matt Barnhart, Sandi Allen, Patricia Olive, Linda Bremer, Bill Allen, Jeremy Madden, Marv Harris

I. Call to order at 7:00pm by Matt Barnhart

II. Flag Salute

III. Member Comments

- a. **Dr. Arensmeyer** presented a proposal for providing an all-volunteer tutoring program at the Clubhouse for Carlyon Beach member's children as all schooling is to be done on-line. He presented a very detailed plan for consideration (see attachment). There were many questions raised, concerns expressed, and discussion about the proposal. There were questions about the appropriateness of using the basement due to ingress and egress issues and that there are no restrooms on that level. It was noted that the servers and routers for the computer system are currently housed there and would have to be moved or secured. Other locations were suggested such as the Fire Stations, the Grange, and the Co-op. Dr. Arensmeyer asked for permission to do further research to determine if this plan was feasible. He was encouraged to continue his research and report back.

Motion 1. Patricia moved to table this conversation or sidebar so other members can speak. Seconded by Linda. Approved 7-0.

- b. **Chris Williams** wanted to address the issue of tansy that is out of control in many areas throughout the community. He is willing to deliver flyers to notify owners and current tenants of particularly bad problem areas. His volunteer effort was encouraged.
- c. Mr. Williams also wanted to report that there are a number of empty lots that have very long grass that is a real fire hazard. Matt said to get address and he or Marcia will start making calls to the owners.
- d. There was also a question about the status of the Crestridge property. Matt indicated that the board is waiting for a return call from the owner to be able to move forward. **Owner Everett Chirgwin** also wanted to know the status of this property.
- e. Next there was a question about the corner mark on the Lookout cul-du-sac that needs to be covered. Marv will talk to Jimini about plugging it when they do their road work.
- f. The next question was about the B dock gate that is completely broken. Sandi thought it had been repaired. It is not. She will attempt to find a fence place to do the work.
- g. Chris felt a sticker program for our boats could be instituted so they can be easily recognizable. Matt asks what is the mechanism to initiate this process.

Motion 2. Jeremy moved to study bringing stickers back to boats as well as looking into hang tags or stickers for vehicles. Bill seconded. Discussion about having a breakout at the Board Workshop to drill down. Put something in the newsletter to solicit more information. Approved 7-0

- h. What is the status of a Supervisor, General Manager? Matt indicated that we need to determine what it is that we really need. Can we afford a manager? Has there been any conversation about a Liaison to the Community? Covid has pushed this process back. We continue to work on it.
- i. What has the feedback been about gating the parking lot. There has been information coming in. We will continue solicit information.

IV. Approval of the Minutes

Motion 3. Sandi moved to approve the minutes of June 17, 2020 Special Board meeting and June 23, 2020 Board meetings. Seconded by Bill. Approved 7-0

V. Treasurer's Report (see attached report)

- a. Linda indicated that some funds are being renamed so we know what they are, not just pledge funds.
- b. Some expenses were underestimated.
- c. Marina income is less as traffic is less.
- d. Income was over projected for the year.
- e. Linda and Patricia are going to review the Reserve Study for future budgeting. Matt has asked to be part of that meeting.

Motion 4. Patricia moved to accept the Treasurer's Report. Marv seconded. Approved 7-0.

VI. Committee and Board Reports

- a. President's Report: Things are trucking along. Lots of phone calls, texts, and emails addressed.
- b. Roads and Storm Water: Contacted Jimini to see where we were. It will probably be the week after next to start prepping some of the roads. The member at the end of Channel is happy that we are doing that area and would like to request ecology blocks be added. Will check with John to see if he can get the ecology blocks and set them in place.
- c. Water/Wastewater: Thanks to everyone that went on the tour of the Wastewater plant. Got copy of an engineer design report from 2017 about moving toward a sewer system. Trying to map where all the water mains are is an on going project. Sandi asked if there is a water map of the slide area. Jeremy indicated that it is a work in progress and John continues to work on it.
- d. Marina: A step needs to be repaired. There was a boat in the wrong slip that needed sorting out. The loose log was not one of ours. It is lashed to our boom. It is about 40 – 45' in length. Crew waiting for supplies for the log boom. Not planning on getting back to the boom until September.
- e. Architecture: There was an architecture committee meeting. A property owner was interested in building a 2-story building. They have not started the process yet. Bill sent them a letter regarding the issue after a phone call from the owner. The reply is that they are proceeding with a normal plan.
- f. Parks & Recreation: The new equipment is in the park. The park has been busy. Lots of people who are non-members using the area. All guests should be escorted. The lot has been full on the weekends. Security was at the shack not at the parking lot. They are not really following the procedures. Should talk to them about sticking to the parking lot. Perhaps an easy up could be provided for shade. The security over the 4th

of July worked well. Suggestion to lock the back gate in the weekends. Everyone has had to help out.

VII. New Business

- a. Relay for Life. Bringing battery operated luminaries. They will be set up and removed by the member.

VIII. Unfinished Business

- a. By Law changes are due July 31. Submissions need to follow the format.
- b. Rules and Regulations need to be looked at.

Motion 5. At 8:37 pm Sandi moved that we adjourn to the Executive Session to discuss personnel issues. Linda seconded. Approved 7-0

Motion 6. Sandi moved that we return to regular session at 8:50pm. Bill seconded. Approved 7-0

Motion 7. Sandi moved to adjourn the meeting at 8:51pm. Bill seconded. Approved 7-0

Respectfully submitted by

A handwritten signature in black ink that reads "Patricia Olive". The signature is written in a cursive, flowing style.

Patricia Olive, CBHA Secretary