

**Carlyon Beach Homeowners Association
Board Meeting Minutes
September 24, 2019**

Present: Matt Barnhart, Sandi Allen, Bill Allen, Jeremy Madden, Dick Morton, Lisa Krupp

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

II. Flag salute

III. Member Comments

a. Karen Ahnemann thanked the Board for authorizing the paving of the cul-de-sac at the end of Lookout which is directing stormwater run-off away from her property now.

IV. Approval of Minutes

**Motion 1: Sandi Allen moved to approve the minutes of August 27, 2019.
Seconded by Bill Allen. Approved 6-0**

**Motion 2: Dick Morton moved to excuse the absence of Lars Swartling from this meeting.
Seconded by Jeremy Madden. Approved 6-0**

V. Treasurer's Report

(attached)

VI. Committee reports

- a. **President:** Matt has been working with the manager and staff. No new issues.
- b. **Roads:** Dick is working with Marv Harris to put together a long-range plan for road maintenance repairs. Work will be done in the near future to repair a speed bump and divert stormwater away from a driveway.
- c. **Water and Wastewater:** Jeremy will be working with Brian Gibson, WWTP operator, to investigate options in case the need arises for increasing the capacity at the treatment plant.
- d. **Marina:** Sandi reported that DNR is happy with the plans and materials so far. They have been sent a bid for pilings to get an okay on materials and methods so the plan will move us into the future and into the new lease. Next will be the major modification of the HPA with Washington state department of Fish and Wildlife, Thurston county, and then the US Corps of engineers.
- e. **Architecture:** Bill reported that a request for a variance has been received for a house at the end of Westwind. The neighbors within 500' radius have been sent the required survey. Bill and Marcia will proceed with sending out and tracking property

maintenance violations and working with the property owners of the “languishing assets” to support the clean up.

- f. **Parks and Recreation:** No report due to Lars’ absence, but Jeremy brought up the issue of the goose poop in the main park. It was suggested that unsweetened Kool-Aid sprinkled around may deter them, along with large cut-outs of coyotes or wolves.

VII. New Business

(There was no new business on the agenda.)

VIII. Unfinished Business

- a. **2513 Island Drive tree concern:** This tree has been an on-going concern for many years, and this Board has discussed the tree at previous meetings with the owner of the tree and the owner with the impacted view present. Matt read from a letter received by CBHA Attorney Skip Houser that explained a legal definition of “reasonable” and also explained that we need to consider this a “snapshot in time.” In other words, we should not project future concerns onto this current decision.

Motion 3: Dick Morton moved that the CBHA Board of Trustees declare that a birch tree in question on 2513 Island Drive denies one or more CBHA members their rights to reasonable view as guaranteed in CBHA By-laws, amended June 8, 2019. As stated in the said By-laws, “Corporate powers of the association shall be vested in the Board of Trustees,” thus requiring a decision on this issue be made by the Board of Trustees. Seconded by Sandi Allen. Motion was not approved. Dick Morton in favor; Lisa Krupp, Sandi Allen, Jeremy Madden, and Bill Allen opposed. (As President, Matt Barnhart reserved the right to vote only as needed in the case of a tie-breaker.)

- b. **Investment Options for Capital Fund:** Lisa explained that with the sale of the rental house, the money market Capital Reserve fund at Olympia Federal is over \$400,000. At the workshop in September, the Board discussed options for investing a portion of the reserve fund to gain a higher yield. Local banks and credit unions were considered. The Board was presented with a handout listing the current dividends of money market checking and CDs.

Motion 4: Lisa Krupp moved to withdraw \$250,000 from Olympia Federal money market accounts (Capital Fund) and to set up 2 new accounts at Timberland Bank, with \$125,000 put into a 11-month CD and \$125,000 put into a 23-month CD. Seconded by Bill Allen. Approved 6-0

Motion 5: Lisa Krupp moved to change the three checking accounts at Timberland Bank designated as operating funds for marina, sewer, and general from the Premier Growth Checking to Wall St Checking which requires a lower minimum balance and yields a higher dividend. Seconded by Bill Allen. Approved 6-0

- c. **Rules and Regulations:** As not everyone had had the opportunity to review the most recent proposed changes, this will be taken up at a future Board meeting.

IX. Manager Report (no report)

Revision for motion #5

Motion 5: Lisa Krupp moved to change the three checking accounts at Timberland Bank designated as operating funds for marina, sewer, and general from the Premier Growth Checking to Wall St Checking which requires a lower minimum balance and yields a higher dividend. Seconded by Bill Allen. Approved 6-0

Since we ended up doing something other than what motion #4 said we would do because I was given incorrect information, here is a revision to approve if it makes sense:

Revise Motion 5 to read “change the three checking accounts at Timberland Bank to yield higher interest rates. Transfer \$50,000 from General Fund account at 1st Citizen’s to the General Fund account at Timberland. This transfer allows both the Marina Fund and General Fund to be in money market high yield checking accounts that require a minimum \$100,000 balance and earn 0.45%. Change the Sewer Fund account to a no fee business checking account.”

X. Executive Session

Motion 6: At 8:50, Lisa Krupp moved to go into Executive Session for the purpose of discussing a personnel concern. Seconded by Bill Allen. Approved 6-0

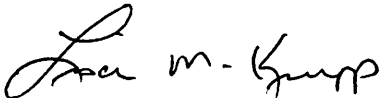
Motion 7: At 9:10, Sandi Allen moved to return to regular board meeting open session. Seconded by Bill Allen. Approved 6-0

Motion 8: Dick Morton moved that the CBHA Operations Manager be removed from that position and that his term of employment ends at midnight on September 24, 2019. Seconded by Bill Allen. Approved 6-0

Motion 9: Lisa Krupp moved to increase the salary of the Member Services Representative by \$1/hour due to additional responsibilities to be effective at the beginning of the next pay period, October 1, 2019. Approved 6-0

Motion 10: Sandi moved to adjourn at 9:30. Seconded by Jeremy. Approved 6-0

Submitted by:

A handwritten signature in cursive script that reads "Lisa M. Krupp".

Lisa Krupp
CBHA Secretary/Treasurer