

**Carlyon Beach Homeowners Association  
Special Board Meeting  
March 17, 2018**

**I. Call to Order:**

Meeting was called to order at 10 a.m. by Rick Gamas, President, and was followed by the Flag Salute.

**Board Present:** Rick Gamas, Robynne McWayne, Marv Harris, Lisa Krupp, Sandi Allen, Dick Morton.

Rick announced that Attorney Skip Houser, of Pope, Houser and Barnes had verified by phone that enough votes were returned to have a quorum. He also announced that the white International Truck is no longer usable. The tank split enough to not hold any liquid. Rick repeated previous statements on why it cannot be repaired, for those that might have missed it the first time: the welders that were contacted to repair the tank said it was so thin that the welder would burn right through as if going through paper.

**II. Questions and Answers:**

The 17 members in attendance wanted to discuss information about the truck purchase. A new member voiced concern over our underfunded reserve. Lisa explained how the money was split between funds and its purpose. She also addressed the purpose of the reserve study and their recommendations. While 100% funding of the Reserve Study would put us in better financial shape, it's not a realistic number. However, CBHA is listed as at risk of special assessments due to our low percentage funded.

Another member wanted to know about the \$.50 being discussed on NextDoor that was supposed to go for a truck. Because this was done many years ago, Dick Morton and a past board member discussed what happened. Without knowing specifics, they knew the money was put into the sewer fund to be used for sewer related expenses, but the \$.50 was never put into a separate account specifically for a truck. The monies were used for needed repairs to the sewer system, and that fund did not build up since maintenance and repairs have been ongoing. Money in the sewer fund stays there for sewer expenses only, which could have included a truck if the fund had grown.

Another member requested for more information on the truck choice. The response was while there were many bids and dead-end research on trucks, the truck to be purchased will be as close as possible to the current Peterbilt for simplification of parts and processes.

Another member asked why we didn't wait until June. Lisa explained that the original plan had been to wait, but as the situation with the International truck became critical, we recognized the emergent need was a priority.

Another member asked what would happen if the truck fund didn't pass, what would be the costs of failure. That could lead to high costs for outside contract services if the Peterbilt couldn't keep up or needed maintenance that took it out of service for more than a few hours.

III. **Last call for ballots**

Rick requested those that still needed to vote, please complete their ballot and take it to the ballot box.

While we waited for the ballots to be counted Dick wanted to say a few words about this process. He said it is marvelous to see our processes in action. This special election has shown it is easy to do when done right.

IV. A member stated the benefits of volunteer labor, and the wealth of skills in the neighborhood. Rick pointed to the painting of the rental house, lights in the Wannigan and WWTP, and pruning of the fruit trees in the park as recent volunteer activities saved the Homeowners Association (HOA) money. Dick mentioned that the entire concrete bulkhead was done with volunteer labor, as had many things over the years.

A member asked about the termite damage to the clubhouse discovered by the painters and the steps being taken to repair that. Rick gave an update on the bids received so far. Dick shared the downside of older buildings and the changing building practices in place since the clubhouse was built. Rick was able to confirm there are concrete footings under the posts on the lowest level, but dirt had shifted and built up around the lower wood edges in the crawl space.

V. **The announcement of the results**

Colleen Weston, Chair of the Election Committee stated the election results. She reported that the results were so close that they recounted twice to make sure they had it correct, and reached the same numbers each time.

**To approve an expenditure of more than \$20,000 from the Capital Reserve Fund:**

**153 YES, 26 NO**

**Method #1, \$8 a month to Capital Fund:**

**63**

**Method #2, \$22 a month for 1 year, Special Assessment:**

**49**

**Method #3, Sell the rental house:**

**64**

Discussion followed the results. Dick mentioned that the By-Laws required a majority vote to sell a community asset. The results will be reviewed by Skip Houser. Members may have to have a vote on selling the asset as part of the Annual Meeting packet.

The members did give a vote of confidence to purchase the truck so a down payment can be put down on a truck immediately to get it started down the assembly line.

**Motion: Sandi moved to adjourn, which was seconded by Dick. Motion passed unanimously.**

Meeting was adjourned at 11:15 a.m.

Respectfully Submitted By,



Sandi Allen,

Secretary