

Minutes

Carlyon Beach Homeowners Association

Board Meeting Tuesday, August 28, 2018

- I. Call to order by Margaret DesRochers 7:00 pm.
- II. Flag Salute
- III. Board members present: Margaret DesRochers, Mike Cooper, Sandi Allen, Rick Gamas, Lisa Krupp, Dick Morton, and Lars Swartling
- IV. Member Comments: None
- V. Approval of minutes July 24 Board Meeting. **Lisa Krupp moved and Sandi Allen seconded to approve the minutes.** Passed 6-0
- VI. Treasurer's report: See attached report. **Lisa Krupp moved and Sandi Allen seconded to approve the 2018 – 2019 CBHA expense allocations.** Passed 6-1
- VII. Committee and Board Member reports:
 - a. President's report: Margaret DesRochers said that progress is being made with the egregious offenders on the past due list.
 - b. Roads: Road company Jimini has completed this summer's work. Take a drive to Crestridge and Mariner to see the new paving.
 - c. Marina: Sandi Allen reported that work is continuing to strengthen existing wood on the fingers so that new hardware can be permanently affixed.
 - d. Architecture: Colleen Weston shared that four new homes and two fences are in progress.
- VIII. Operations Manager's Report: Chuck Toler
 - a. The new pump truck is here and is in service. The truck came in about \$3,400 under budget.

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|----------------------------|---------------------|
| 1. Down payment: | \$ 16,165.00 |
| 2. Final delivery: | \$145,845.00 |
| 3. Taxes and Registration: | <u>\$ 14,321.80</u> |
| 4. Total: | \$176,331.80 |
 - b. WWTP is operating smoothly and Brian Gibson just won a plaque for the outstanding performance of our system. Perhaps the best in the state. He/We have received this award many years running.
 - c. Thurston County Storm Water update: our retention ponds were in the best shape the county has seen in years. They were highly complementary. Way to go Chuck and maintenance team.
 - d. Water meters: They continue to be installed and in some cases are still being located. The neighborhood was patched together many years ago making the loci of water lines and meters a real challenge. A bewildering task but the team is on it.
 - e. Enforcement letters to home owners are constantly being sent out and followed up.
 - f. Fence in small park: the maintenance team will tackle this project when the ground softens.
- IX. New Business:

- a. The board accepted a maintenance resignation and the job was posted affective July 26, 2018.
- b. **Dick Morton moved and Lisa Krupp seconded to let the Wallaces proceed to "cut and cover" the road to provide power to their lot under the supervision of the manager.**
Passed 5-2
- c. **Rules and regulations: Lisa Krupp moved and Sandi Allen seconded to accept the changes to the Rules and Regulations as amended by the board.** Passed 6-1. The changes will now be provided to the community for inspection and comment.
- d. **Sandi Allen moved and Mike Cooper seconded to request that the Boy Scouts of America ask to launch their excursion from Arcadia Point.** Passed 4-3
- X. **Rick Gamas moved and Sandi Allen seconded to adjourn and move to Executive Session.**
Passed 7-0. 9:40 pm.
- XI. Reconvened regular meeting at 9:59 pm. **Sandi Allen moved and Dick Morton seconded to adjourn meeting.** Passed 7-0. 10:00 pm.

Respectfully submitted by:



Rick Gamas Secretary

Treasurer's Report
August 28, 2018

The July balance sheet and profit and loss statements show the first month of the new fiscal year.

I. Balance sheet as of July 31, 2018

Operating Funds

| | |
|---------|-----------|
| General | \$211,647 |
| Marina | \$60,350 |
| Sewer | \$5,209 |

Total **\$277,207**

Capital Funds (combined)

Total **\$295,207**

II. Profit and Loss Budget vs. Actual Accrual Basis July, 2018

Operating funds: Statements are as expected for the first month of the fiscal year. The right column shows the percent of budget spent to date. To stay on budget, we expect to spend about 8% of the budget each month, keeping in mind that this can fluctuate. Many expenses do not occur continuously throughout the year.

Capital funds: The recent expenses from the capital funds, including the pump truck and paving projects, will be reflected in the August statements. No expenses are shown on the July statement.