

bbwilbur@frontier.com

From: "Gwyn Staton" <gwynstaton1@msn.com>
Date: Monday, October 22, 2012 1:18 PM
To: "Dustin Frederick" <dustin.frederick@ymail.com>; "Bob Wilbur" <bbwilbur@broadstripe.net>
Subject: Let Board know sam was thrilled with aqualine!

Date: Fri, 18 Mar 2011 09:53:31 -0700
From: samjpulley@yahoo.com
Subject: Re: we are basically on board with this My Response to Sam BTWAY no response from Roger I tried
To: gwynstaton1@msn.com

I am here so long as we do this the right way...the way emails were coming in last night, I was freaking out. Carol getting a list for ballots, your letter saying "we are basically on board," a special meeting on the 30th, a vote due by the 16th. Gwyn what was I supposed to think?

If by putting out I might not support this, and leave, it gets folks to consider what I am saying. That said, it was not an empty threat...I won't be tied to elements which could kill this org on my watch, if that if what I feel in my financial opinion. That is my job as Treasurer...give me good info, and I will give you good info.

As for numbers, I responded to your other note...give me the other 2 firm bids...(NWP&S and ???) and I will get you numbers quickly for the assessment. What we got from Auqaline was PERFECT! I was thrilled with that bid...except for the lack of permit costs...but we can plan for that cost over run.

From: Gwyn Staton <gwynstaton1@msn.com>
To: samjpulley@yahoo.com
Sent: Thu, March 17, 2011 11:23:57 PM
Subject: RE: we are basically on board with this My Response to Sam BTWAY no response from Roger I tried

Sorry, no one is ignoring you. I was not sure I sent out my comments to you since this has been a whirlwind of email. I will change the letter and incorporate your points. The pool committee will vote and recommend to the board the assessment and how it needs to be more. How many paying people do we have? Can you try to stay on track and not threaten to quit. We need you!!!!

I read it the first time as I said, and I said the committee is meeting tomorrow and we will recommend a course of action.

Gwyn Staton
96 Keystone Ave.
Coupeville, Wa. 98239
Fax 360- 678-1305

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Date: Thu, 17 Mar 2011 20:22:00 -0700
 From: samjpulley@yahoo.com
 Subject: Re: we are basically on board with this
 To: gwynstaton1@msn.com
 CC: carolzpix@gmail.com; dustin@local519.org; bspettersen@earthlink.net; rkarj78@gmail.com

Who is "we?" This is all going so fast I can't keep up or even begin to understand what you are all doing.

Your entire note is full of items I disagree with...and your "options" are not financially feasible and are NOT approved. Just pulling numbers out of your hat will not cut it...

If you do decide to ignore everything I am saying, then find another treasurer...my comments below are in red...hopefully THIS TIME someone will actually read it...because again, I am tired of emailing my thoughts on something multiple times only to see the same iteration go out with completely ignoring my point of view. IT IS RUDE!

From Gwyn Staton <gwynstaton1@msn.com>
To: samjpulley@yahoo.com
Sent: Thu, March 17, 2011 4:58:08 PM
Subject: we are basically on board with this

Dear Admiral's Cove property owners,

The pool, Cove Lake, lower Byrd Drive and our private beach are our principal community assets. They are the reason we live here (**no they are not the reason we live here...that is YOUR take...don't tell folks why THEY moved here, we have no right to preach to them!**). and it is essential that we maintain these assets for our continued enjoyment and to preserve the value of our property (**I don't agree with this tone...it makes it seem like without Tract A our houses will be worthless...we know that is NOT true. Our home values are not higher than anyone elses...**) . Our Articles of Incorporation charge the Board of Directors with the duty to maintain and improve as necessary these community areas which means we cannot sit back and "do nothing" while these assets continue to depreciate.

As most of you are aware, the pool has deteriorated since its construction approximately 40 (**It was built in the mid 1960s...about 45 years ago**) years ago due to: 1) its age, and 2) lack of funds permitting only minimal maintenance to the pool and its surrounding structures (**how about complete neglect from nearly every board in the past 45 years...are we just going to pretend like this just suddenly happened?**) . We are now facing a critical situation. (**No, we've been facing this issue for 10 years...and while we tried to play HOA for the past 3, spending 30k on legal fees, we did very little to help the pool.**) *The pool needs to be fixed to meet water quality and safety standards before it becomes prohibitively expensive to repair. (IT ALREADY IS PROHIBITIVELY EXPENSIVE!!!)* We will have to delay (**CLOSE!**) the opening of the pool to fix operational elements of the pool. (**Guess no one looked at the schedule I sent out...if you think you can open the pool this year, after an assessment, billing, and construction...you are believing a false hood. It won't happen.**) Three (**Two have...who is the third!?!**) pool companies have assessed our pool and provided us with similar recommendations. We put the reports and bids on our website at www.ACHOA.net. (**Only two are on our website???**) We will also make them available at a special meeting we are calling on March 30, 2011.

Briefly, water exchange pipes, pumps, filters, valves and chemical controllers all need replacing. The pool needs re-plastering and skimmers need to be replaced. In addition, parts of our pool building are unusable and portions of the surrounding area are falling apart. For example, the saunas have been closed for x years and, with this winter's high winds, a portion of the pool enclosure blew down twice. (**All true, but we have not even gotten the pool building inspected yet...to say it is bad is one thing, but this makes it sound like we have a plan for the saunas, and for the building. We don't!**)

Your Board has tried to extend the life of the pool as long as possible (**really...what facts can we site to justify this to the community, we have spent 30k on legal fees and done little to nothing to help the pool in the past 10 years!!!**) without doing the refurbishing it sorely needs. Because of the economic downturn we have deferred for the past several years (**this is not true, this discussion never even happened...**) a much-needed special assessment to upgrade the pool to a safe and stable condition. It is clear that action must now be taken. (**right, but if that all fails we can be limited use somehow...I am so spun around right now it is scary.**)

Our options are:

1. We can renovate the pool and building as much as possible for a single assessment in the amount of \$250.00. This amount would cover bringing the pool up to current safety code and allow improvements to the pool's operational equipment. (**This is not an accurate amount...and to get to this amount we have to close the pool for 1 year...and the BUILDING is not even on our list!!!**)
2. We can assess a lesser amount over two years, breaking the work and the assessment into two stages. The first year assessment would be for the basic pool repairs at \$150.00 and the second year assessment would be \$100 to fix the pool building and grounds. **Where did you get those numbers...they are not mine....again, where are we getting all of this???**
3. We can continue to limp along until we have to close (**WE HAVE TO CLOSE IT NOW, WHY ARE WE KIDDING OURSELVES!?!?**) the pool and repair it on an emergency basis, in which event we may not have time for a special assessment. (**We DON'T HAVE THE TIME RIGHT NOW...HOW MANY MORE TIMES WILL I HAVE TO POINT THIS OUT, the assessments require a deposit...and that requires an assessment billing...we won't have that done until at least Mid-late June.**) We will have to finance, i.e., mortgage, the pool real property to obtain funds to pay for the repairs and improvements needed (**Just because you think we can, does not mean we should...we can't just get a loan...we have to have a vote to PAY FOR THE LOAN!!! If we were to get a loan, with out a vote to raise assessments, we would be broke and foreclosed on in 12 months. READ THAT TWICE PLEASE!!!**) This would cost more over time, and more per lot in the long run. (**It would be the death blow to this organization, and risk Tract A...I am stunned this is being suggested still...**) We will have to increase dues and special assessments will be made to pay for the debt and the interest on the debt. **So your going to put this out there with no thought to the consequence or the planning behind it???**

ACCORDINGLY, WE URGE YOU, RATHER THAN TO CONTINUE TO DEFER THE INEVITABLE, TO VOTE YES FOR A SPECIAL ASSESSMENT TO BEGIN REPAIRS TO THE POOL THIS YEAR.

To ease the burden on the community, the Board's preference is to assess for repairs over the next two years. (**How is this our preference, we have not discussed, voted, nor decided on this...this is most certainly NOT my preference...**) We can do the construction work required on the pool itself, so we can open the pool safely by the end of June 2011 (**really...how? Show me the schedule which even remotely gets even a fraction of this work done by June. We won't even have money until mid-late june. This is all a pipe dream.**) deferring the remaining work on the building, pool deck and fence until next year. **The fence has to be done now...we can't defer it.**

Please remember you have a volunteer Board willing to devote their time and energy to get this done this year so we can open the pool safely and improve the value of our community asset. This year we have Board members with construction experience and project management experience who are willing to help oversee this project. (**Gwyn you are not available 24/7 to do this...who is? We can't promise this unless we can actually do it.**)

Please come to a special community meeting to be held at the Shelter on March 30th, 2011 at 7 pm to discuss the bids and our options.

Please return the enclosed ballot by April 16, 2011 with your preferred option marked and any comments you might wish to make. (**Are you kidding me? We don't have a ballot, we don't have 3 bids, we don't have solid options, we don't have agreement, yet we are going to mail out a ballot, that is disagreed, on March 30th, and expect it to be mailed, received, voted, and returned in 16 days?! Shall I even point out, as I have before, the BYLAWS REQUIRE 50 DAYS from NOTICE, for SPECIAL ASSESSMENTS votes to be sent out. We are just asking for it...if you all want to cast off all reason to go for this, I am going to have to step back.**)

