

**Bob Wilbur**

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**From:** "Suzy Palmer" <suzyalmer1@me.com>  
**Date:** Thursday, April 24, 2014 9:28 PM  
**To:** "Bob Wilbur" <bbwilbur@broadstripe.net>  
**Subject:** Re: Joint Meeting of Pool and LRP Committee

Really looks good to me. I will edit the news letter to accommodate these thoughts. Ed just sent me his edit. When almost complete I will run it by you to see what you think...just for fun.  
 Suzy

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On Apr 24, 2014, at 09:18 PM, Bob Wilbur <bbwilbur@broadstripe.net> wrote:

Hi Suzy,  
 I don't know what the newsletter says now, but maybe something like this would work,

"...the respective ACBC committees are working very actively to complete the three tasks assigned to them by the October 2102 motion and to comply with Judge Hancock's TRO. Task 2 (developing financing/payment options) is now front and center, and once that is completed and approved by the Board, the committees will fashion a compatible ballot question for the Board to ratify and to explain and seek concurrence and direction from the members. All three tasks should be completed by \_\_\_\_\_ (when? July)."

...Bob

**From:** [Suzy Palmer](#)  
**Sent:** Thursday, April 24, 2014 7:41 PM  
**To:** [Bob Wilbur](#)  
**Cc:** [Dustin Frederick](#)  
**Subject:** Re: Joint Meeting of Pool and LRP Committee

Okay...so how we word it in the newsletter is preemptive to the ballot. I will look at it tonight and see if we can rewrite so it reads better. Any help is appreciated. I will send draft to you tomorrow.  
 Suz

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On Apr 24, 2014, at 04:59 PM, Bob Wilbur <bbwilbur@broadstripe.net> wrote:

I am guessing the rest of the Board may be persuaded to our position given more explanation and time, especially if we can get the judge to stamp it. So, meanwhile I hope we can take it one bridge at a time, and save this ballot bridge for last.

So, in that respect, maybe you and Suzy can tamp down the language re the ballot in the newsletter to something more generic and less specific, maybe arguing to the other Directors that the BOD should not be getting ahead of the joint committees whose responsibility it is to draft the form and direction of the ballot (task 3), and that the Board should therefore not presume anything about *member authorization* or any such, which could thereby be viewed as prejudicing the committee's work and create a risk confusing the community.

**From:** [Dustin Frederick](#)  
**Sent:** Thursday, April 24, 2014 10:24 AM  
**To:** [Bob Wilbur](#)  
**Cc:** [Suzy Palmer](#)  
**Subject:** RE: Joint Meeting of Pool and LRP Committee

Yes--agree with your suggested approach. I've highlighted below a few key sentences that need to be fully understood and agreed upon. You and I appear to have a different view of this ballot than the rest of the Board and we need to get a common understanding.

The way the draft newsletter is written it talks in terms of asking for authorization to expend funds--giving the impression that authorization can be withheld--and therefore veto any assessment regardless of the funding mechanism. I think that is in conflict with the TRO ---but I don't think there is an agreement re that.

More later---gotta do some work.

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**From:** Bob Wilbur [mailto:bbwilbur@broadstripe.net]  
**Sent:** Thursday, April 24, 2014 8:23 AM  
**To:** Dustin Frederick  
**Cc:** Suzy Palmer  
**Subject:** Fw: Joint Meeting of Pool and LRP Committee

Hi Dustin,

Suzy agreed with the request below and indicated she would be looking to you for support, as I will be in Leavenworth. My concern is that we have not iced the cake yet regarding whether assessments for maintenance are not subject to member approval by vote. Nor is it fully resolved that the Pool and Planning committees are the only ones responsible for motion tasks 1-3 (i.e., excludes Finance comm, other than as advisory). Although Ed has recently agreed with that, the matter has not to my knowledge been addressed and blessed by the Board.

Given the diverse composition of the Finance comm, to keep the process moving as smoothly as possible, I think the best strategy is to avoid task 3 until tasks 1 & 2 are approved by the Board, which buys us needed time to hopefully be in a better position when it is time to proceed with task 3.

I am assuming/hoping that task 3 will result in an advisory ballot that will offer two or three funding choices, with the understanding that one or the other assessment will result. In that regard, a single choice can only be interpreted as an up or down vote, hence we need two at least. Perhaps you could develop some ideas on that? Give a call if you want to discuss.

Thanks,  
 Bob

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**From:** [Bob Wilbur](#)  
**Sent:** Wednesday, April 23, 2014 6:34 PM  
**To:** [Suzy Palmer](#)  
**Subject:** Re: Joint Meeting of Pool and LRP Committee

Hi Suzy,

Since I can't be there, here is my input, and here are asks 2 and 3 that the two (**joint**, Pool and Planning) committees have yet to do, assuming task 1 (the blue book) is agreed to:

(2) To investigate and develop payment options related to assessment costs and dues under task 1, and to select the approach that produces the best balance between recreational benefits and costs to members.

(3) Upon completion of tasks 1 and 2, the Committee shall submit its findings to the Board and subsequently work with the Board to prepare an appropriate assessment ballot to be voted on by the members. Committee's findings shall be included, in full, with the ballot.

At the last meeting Harry proposed and I believe we agreed, subject to the rest of the committee approving, to a two-step construction and a related two-step assessment—something like: (1) pool repairs (estimate of \$400,000 or \$1000/member assuming 400 members pay), and (2) building repairs (estimate: \$250,000 or \$625/member if 400 pay). I suggest the joint committee focus on that, tweak, and hopefully approve.

But we need one or two alternative options on funding to present to the members under task 3. Maybe it could be financing a do-it-all-now option and some folks could volunteer to investigate with the banks and report back asap. It may or not be doable, but if okay with the bank, it likely would necessitate collecting about half the total for the down payment (or about half of \$650,000 or \$325,000 down or about \$800/paying member). It certainly would cost more, but there are advantages to some to have 10 years to pay the balance off, and importantly, those that wanted, could pay it all up front and not have to make payments, saving them those extra \$\$.

Until the above, or whatever comes out of the joint committee, is accepted, run past the B&F Comm for wise input, and taken to the Board for an okay, I would urge the joint committees not address task 3 because any energy expended on a ballot could be wasted time, depending on what the Board approves re task 2. And in that regard, it would be placing task 3 (strictly the joint committee's task) ahead of B&F Comm input (who does have input into task 2, but not task 3). it's hard enough to get folks to serve and exert their time and energy without wasting it. And once task 2 is resolved, task 3 almost takes care of itself. And if the "ballot" does become a subject of discourse, it is just going to create confusion and havoc because there are too many interpretations at present as to what the "ballot" means.

So please, since I cannot be there to raise a voice, no consideration of task 3 until board okays the task 1 and 2 products.

Tallyho and thanks,  
 Bob

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**From:** [Suzy Palmer](#)  
**Sent:** Wednesday, April 23, 2014 1:31 PM  
**To:** [Michael Thompson](#) ; [Midge And Bob McCrath Stiles](#) ; [Alex and Ranelle Greco](#) ; [Ed Delahanty](#) ; [Larry and Julie Rosenthal](#) ; [Doug Smith](#) ; [Susie and Bob Pettersen \(preferred\)](#) ; [Chris Hendrickson](#) ; [Gwyn Staton](#) ; [Dustin Frederick](#) ; [Suzy \(Elsa\) Palmer](#) ; [Bob and Brenda Wilbur](#) ; [Harry Lynam](#)  
**Subject:** Joint Meeting of Pool and LRP Committee

There will be a joint meeting of the Pool Maintenance and Long Range Planning Committee on Monday, April 28th at 5:30 PM at the shelter. We plan to review and accept the general plans (blue book) and cost estimates together and then report to the Budget and Finance Committee that's meeting immediately after our meeting at 7:00 at the shelter.

Let me know if you can't be there.

Suzy

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