

Meeting notes provided by Maria Chamberlain (8/16/2014)

The meeting was very orderly; there was a change in format. The board allowed the membership to “say their piece”, as was stated by Fred Salmon.

All board members participated - Disting was on the phone from Portland and Kurt from Louisiana. (Remember Kurt told us that he'd attend three meetings in person to fulfill his tenure on the board; what happened to this commitment?)

No Presidents report.

Minutes for July meeting were approved.

Harry Lynam gave many thanks to all, for the many hours of volunteer work.

A community member, (I believe she said her name was Julie) encourage the Board to look closely at a tiered membership structure. She requested this to be considered and implemented this year. Julie said that she recognizes that many people will not be able to afford the high initiation fees, will never use the pool or other amenities but would be willing to pay a small owner fee and get no service

I read a list of items that Susan Corliss had sent to the Board requesting they be addressed. Susan had not received a response from anyone on the board. Evidently if the issues aren't on Suzy Palmer's list the board has no interest in responding to the community. Ed indicated that he will respond directly to Susan. Suzy sneered when he committed to responding.

Treasurer's report:

This was a most interesting report. Steve Morrow announced that the bookkeeper (Wanda Grone) was refusing to change reports to cash basis reporting before the end of the year. This is likely because it would appear to be fraudulent to move things around and make other things disappear and the bookkeeper is a CPA and takes her license requirements seriously. Steve indicated that they only received \$70,000 (Steve was making reference to the amount shown on the Balance Sheet of the checking account – this is what was billed, not what has been received).

I had obtained a copy of the financial reports that the Board received directly from the bookkeeper (it was authorized by the board). I explained that the balance included \$36,000 remaining in the checking account from the prior board and not earned or received by this board.

Margy Plecki, asked for financial input for the cost of employees, these costs were mysteriously not included in the amount told to the community to open the pool although being paid. It is likely that bills will be in the August and September statements to make it appear the cost to operate the pool for a few weeks is less than being reported. The board did not have the amounts for Marge and only indicated how much they are paying per hour per lifeguard. Other costs like propane, supplies and repairs were also missing from the report. Why hide this from the community, everyone wants lifeguards? Maybe because they were paying them long before the pool was open to stuff envelopes and do things the board normally does? Something is fishy here but we can all add and subtract so unless the board pays them out of their pocket it will appear on a statement soon.

ACBC plans to SUE YOU

The board will be moving forward with a Collection effort by first sending a letter informing us that they will be suing all of us together. Is this a threat? Threats are definitely against the law according to the fair credit reporting laws. I'll need to check into this. The board informed us that the wording of this pending law suit will be posted in the website and that all names of members will be disclosed. Remember, if you have ever been part of an identity theft issue this is against the law and you will need to inform the board to remove your name from any public notice. It is the law.

Dennis Egan, reported that the budget was submitted to the Board.

Russell Chamberlain reported expenses for the Nominating Committee (signs and mailing of post cards) as a total cost of \$330.46 (he was able to save \$200 from budgeted amount).

Help Wanted!

Dusting Frederick made a motion to hire a financial Secretary, at no more than \$14-15.00 dollars per hour and the job will be temporary. This person will assist with all the paper work associated with all the upcoming collections and assessments. He mentioned that this is because Steve Morrow and Suzy Palmer are just overwhelmed with all the paperwork. The motion was approved. So now we will have a recording secretary (Dustin), a correspondence secretary (Fred) and a paid financial secretary (tbd). If this newly paid financial secretary worked 40 hours per week the cost to the club would be about \$2500 per month (this equates to the dues payment of 18 members per month).

Towing

Board member Chris Hendrickson finally spoke! Usually she sits and nods. Chris brought out to our attention the problem of vehicles parked here when the member does not live here - one day a flatbed was left parked in the lot. The board called the police dept and they were told that if the vehicle is not reported stolen, the police cannot do anything about the vehicle. Chris announced that they will be contacting a towing company and that they will be placing signs indicating towing. A motion was approved. This happens every year and outsiders know about the club and remove the signs. Salmon is starting to run through the inlet and the amount of outsiders parking at the club is increasing and will be gone in a few months. Unless Suzy and Chris want to patrol the lot nothing will change. Hey Chris, how about you tow that rusty camper from your lot, it's pretty unsightly. I think Susie Petterson would tell you that the CC&R's say it is illegal.

Architectural control:

Suzy Palmer attempted to make a motion to re- establish the Architectural Control Committee, because it was illegal to remove from the club's function. Bob Stiles expressed his opinion saying that the Committee in reality was not effective and useless. He was able to remodel his home and found that what he really needed was to work with the Island County experts. I encouraged them to review the bylaws and note that we were a recreational club and had no jurisdiction over the land of the membership.

Susie Petterson found it necessary to interject and distract the board while others were speaking about architectural controls. She got up and went to the back room to get a document that mentions in the CCR's that there was architectural control required. Yes Susie, we've been through this before. The company on Second Ave in Seattle that was affiliated with the original developers Admirals Cove Inc is referred to in the document. Admiral's Cove Beach Club is a separate entity that cannot assume the power of another company just because it wants to do that. Ed Delahanty mentioned the PUD issue (Planned Unit Development) in reference to the legality of the committee but the county says that any development that includes streets is referred to as a PUD so it has no relevance to an HOA or architectural controls. Hey, I have an idea. Maybe Susie and Suzy can get Chris to tow her rusty camper, wouldn't the committee require that? It would be good practice for the two of them to exercise some control.

New Business

A request by Mike King and Marge Plecki was deferred to executive session. Dusting doesn't want the membership to know about this and wants to keep it quiet. I was on the board when the Kings brought to our attention that the contract negotiated between ACHOA and themselves was not legal. There was never an entity of Admiral's Cove that was a Homeowners association but the club negotiated with the King family under that pretense and made promises that were pertinent to being an HOA. In return the Kings allow the community to maintain and use their private road. It seems to me that the contract is not valid and the Kings should close their road until the board is willing to make this right. We were on the path to remedying this situation when Dusting sued us so we didn't have a chance to finish this request.

Suzy Palmer really dislikes the community!

I was making copies of the financial information for some community members using the photocopier at the shelter. This photocopier belongs to us, we pay for it. While I was making a copy Suzy came over and unplugged it and took the electrical cord away so it could not be used making an excuse that Steve Morrow told her to do it. She continually does stuff like this that is anti-community. For some reason her idea of a club is only what she wants. If she runs again for board I won't vote for her and recommend that you not vote for her either. If you don't like interfacing and working for all of the membership then being a board member is not a job for you.