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RE: Pool Financing Ballot

From: **Steve Morrow** (stevem@broadstripe.net)

Sent: Fri 8/08/14 11:46 AM

To: 'Dustin Frederick' (dustin@local519.org); 'Kurt S. Blankenship' (kblankenship@bluewilliams.com); 'Suzy Palmer' (suzypalmer1@me.com); 'Ed Delahanty' (whshed@live.com)

Cc: 'chris hendrickson' (hendrickej@gmail.com); 'Fred Salmon' (pheffy@aol.com)

1 attachment

ACBC Assessment Ballot.docx (16.5 KB)

REVISED BALLOT ATTACHED

Ed pointed out that we need to recognize non-perc lots at ½ assessment. Those changes added.

Last paragraph – payment plans: I expanded to explain standard payment plans over up to six months. Negotiated plans for verifiable hardship are available for those who can't live within the standard plans.

How do these revisions suit?

Steve Morrow

206.718.0887 cellphone

360.678.8765 home

From: Dustin Frederick [mailto:dustin@local519.org]

Sent: Friday, August 08, 2014 7:38 AM

To: Kurt S. Blankenship; Suzy Palmer; Ed Delahanty

Cc: Steven E Morrow; chris hendrickson; Fred Salmon

Subject: RE: Pool Financing Ballot

I agree

Dustin

From: Kurt S. Blankenship [<mailto:kblankenship@bluewilliams.com>]
Sent: Friday, August 08, 2014 6:57 AM
To: Suzy Palmer; Ed Delahanty
Cc: Steven E Morrow; Dustin Frederick; chris hendrickson; Fred Salmon
Subject: RE: Pool Financing Ballot

I think we should only ask for verification of hardship if someone asks for an unusually long payment plan. I think we will get more positive responses that way rather than people thinking they are going to have to reveal something potentially embarrassing about their financial condition.

Kurt S. Blankenship

Partner

BLUE WILLIAMS, L.L.P.
ATTORNEYS & COUNSELORS AT LAW

3421 North Causeway Blvd., Suite 900
Metairie, Louisiana 70002

Direct: (504) 830-4935

Fax: (504) 849-3028

kblankenship@bluewilliams.com

[Download vCard](#)

From: Suzy Palmer [<mailto:suzypalmer1@me.com>]
Sent: Thursday, August 07, 2014 7:31 PM
To: Ed Delahanty

Cc: Steven E Morrow; Dustin Frederick; chris hendrickson; Fred Salmon; Kurt S. Blankenship
Subject: Re: Pool Financing Ballot

Regarding stamping the return envelope...

chances are we'll get more back if we stamp...we need to decide pretty soon. I'm okay with other changes...verifiable hardship is good for payment plan.

Suzy

Suzy Palmer

195 Perry Dr.

Coupeville, WA 98239

suzypalmer1@me.com

Cell: (847) 902-4922

Home: (360) 639-6050

Email: suzypalmer1@me.com

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On Aug 06, 2014, at 05:46 PM, Ed Delahanty <whshed@live.com> wrote:

A few suggestions/thoughts

for the assessment wording: insert word pool as shown "Establish a separate reserve account for all proceeds from which only **pool** project expenses will be paid..."

When mentioning payment plans, will we want "verifiable hardship" or simply anyone requesting a payment plan with longer duration plans for people with "verifiable hardship"?

When considering the due date for the ballots I looked at the Bylaws and discovered that since this is a mail in ballot for "action on a proposed special assessment" my understanding of the Bylaws in Article V, Section 3, indicate the meeting at which the results are announced is probably a Members meeting, and "the ballots should be tallied after receipt of the mail delivery on the day preceding the membership meeting" As I recall, last year the Board agreed to make an exception to this and specified in the ballot that the ballots would be tallied starting 2 days before the meeting to allow extra time to count. May not be necessary with this ballot since there are only two choices - your collective thoughts? At any rate, I think we must mention in the ballot September 20 as the date the results will be announced.

One other simple item - I see no mention in the Bylaws or Standing Rules that stipulates ACBC include a stamped return envelope for ballots - just like Island County & Washington State.

Ed.

From: stevem@broadstripe.net
To: dustin@local519.org
CC: hendrickcj@gmail.com; whshed@live.com; pheffy@aol.com;
kblankenship@bluewilliams.com; suzypalmer1@me.com
Subject: Pool Financing Ballot
Date: Wed, 6 Aug 2014 10:56:48 -0700

Several of us spoke yesterday and determined that the ballot package needs to be in the mail Monday at the latest if we are to be able to announce the results at the September board meeting!

Plans are afoot to get this accomplished, but we need to agree on the content of the ballot!

I have attached my first stab at a ballot. I altered some of the words from the June motion for clarity ... I hope that doesn't cause an issue.

In addition, I took a first pass at a "Directors" statement on the bottom of the form as was discussed in a prior email.

Please get back with any ballot suggestions, revisions, updates as quickly as possible. I have availability today and Friday to further craft this. I'm off Island and unavailable Thursday and through the weekend.

The ballot would go out with small ballot envelope, larger return envelope (requesting signature and printed name, not pre-stamped), two page double sided Chris Nye opinion letter, and Newsletter.

I've attached the last two versions of the "property owner" letter that we were considering prior to getting the Nye opinion. I would see any portion of these letters that we wish to include going into the Newsletter which I believe Suzy is spearheading.

Steve Morrow

206.718.0887 cellphone

360.678.8765 home

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