

## Carlyon Beach Homeowner's Association Board Meeting

Tuesday, February 14, 2023

### Minutes

Present : Lisa Krupp (President), Barbara Quick (VP, Parks & Recreation), Dianne Bradford (Treasurer), Kristina Ramsey (Secretary), Marv Harris (Roads, Stormwater & Wastewater), Stan Harris (Marina & Compliance), Bill Allen (Architecture)

- I. Call to Order with Flag Salute 5:07pm
- II. Manager's Resignation
  - a. The board received a resignation from the Manager on February 8, 2023. It was effective immediately. The reasons for the resignation were discussed. The members expressed interest in seeing the letter. Many members expressed that it appears it is hard to retain a manager in this community. Members also expressed that there should be clearer guidance from the board in order to support any new manager in their role. Parts of the letter were read aloud. The board will be looking into hiring a new manager.
  - b. A member asked if we had looked into hiring a management company rather than a single manager. Barb Quick has reached out to several management companies to gather information about that avenue.
  - c. Members expressed that it might be worth looking into hiring from within the community. There is currently a rule that does not allow community members to become a manager. The board suggested members who would like to can submit a rule change on the website.

**MOTION 1: Lisa Krupp moved to accept the Managers resignation effective February 8, 2023. Dianne Bradford seconded. Board Approved 7/0**

- III. Board President Stepping Down
  - a. Lisa Krupp read a statement. A discussion was had regarding whether Lisa was stepping down only as president or resigning from the board all together. It was decided that Lisa had resigned only as President, not resigning entirely. Lisa expressed that she would like to stay on as the board's representative on the water committee and to help with setting up the annual meeting.

**MOTION 2: Kristina Ramsey moved to accept Lisa's letter stepping down as President. Bill Allen seconded. Board Approved 6/1.**

- IV. New Board assignments
  - a. There was a discussion regarding new assignments. Bill Allen was nominated by Stan Harris. Bill mentioned he sits on a couple of other boards, none of which are a conflict of interest, and he predicates his acceptance on the board being willing to dive in to take on some of the initiatives raised in this meeting. Dianne nominated Barb Quick as president.

**MOTION 3: Stan Harris moved to make Bill Allen President of the Board, Lisa Krupp seconded. Dianne Bradford moved to make Barb Quick President of the Board, Marv Harris seconded. A vote was taken for both nominees, Bill Allen was voted in by majority.**

**MOTION 4: Lisa Krupp moved to retain the other officers (Barb Quick, Vice President, Kristina Ramsey, Secretary, Dianne Bradford, Treasurer) Dianne Bradford seconded. Board approved 7/0.**

V. Water update

- a. The first phase of the survey we contracted out has been completed by NW Water System. The first phase is a request to the Department of Health to try to increase the number of water connections. The rest of the engineering needed is ongoing. The engineer has put a proposal together and we will send out for bids for a new well.

VI. New Business

- a. Medical Insurance: there has been a proposal of a 13.5% increase, however if we do not seek out other bids, they are willing to renew at less than a 10% increase. The BIAW needs an answer regarding whether we are going out for other bids. This increase will go from a \$1000 dollar deductible to a \$1500 dollar deductible. The out of pocket limit is \$6000. This comes out to about \$45 per person for 7 employees, which is \$3600/year.

**MOTION 5: Bill Allen moved to accept BIAW's plan and the board will absorb the new cost. Barb Quick seconded. Board approved 7/0.**

**MOTION 6: Lisa Krupp moved to adjourn the board meeting at 6:18pm and move to the workshop portion. Bill Allen seconded. Board Approved 7/0**

**Respectfully Submitted,**

  
*Lisa Krupp*  
temporary  
secretary

**Kristina Ramsey**

**CBHA Secretary**