

Carlyon Beach Homeowners Association

Board Meeting Minutes

July 25th, 2023

Present: Mike Haskett, Pat Olive, Richard Allard, Barb Quick, Marv Harris

Absent: Destiny Hagest, Stan Harris, Dianne Bradford

I. Flag salute

Motion 1: Pat makes a motion to excuse Dianne, Stan, and Destiny. Motion passes unanimously.

II. Member comments

Motion 2: Pat makes a motion to accept June 27th 2023 board meeting minutes, with the change of removing the watermark draft and highlighting throughout the minutes. Motion passes unanimously.

Motion 3: Pat makes a motion to accept the ratification meeting minutes with the addition of the ballot count assessment passed (#10), and "provide upgrades to the CBHA water distribution system by borrowing \$950,000 for a period of five years. The special assessment to all membership will be established as provided for in the CBHA bylaws Article nine, Section one and six." Motion passes unanimously.

III. Mike presents financial report

IV. President's report (Pat)

V. Mike presents current business

A. New attorney, presenting options to the board

Motion 4: Barb makes a motion that we engage Dillie Law as our new attorney. Motion passes unanimously.

B. Board training

Motion 5: Barb makes a motion that we engage with Dr. Lori Baker for board training. Motion passes unanimously.

C. Reserve study draft

Motion 6: Pat makes a motion that we accept the draft of the Reserve Study presented by the Reserve Consultants LLC. Motion passes unanimously.

D. Accounts setup, FDIC protection

VI. Architecture report (Colleen)

A. Channel Drive project, decision was unanimous not to move forward with the project

VII. Compliance report (Pat)

A. Pat asks committee to refer back to our existing rules and regulations, and then go into the parts that we need to address in the proposal

VIII. Marina report (Richard)

- A. Issues with logs

IX. HR report (Barb)

- A. Still looking for a foreman for the maintenance crew, salary has been increased

X. Parks and rec report (Barb)

- A. Wanigan delay, contractor decided to step back from the project, searching for a replacement now
- B. French drain is installed, fence to remain up for 6 months

Motion 7: Barb makes a motion to request to approve up to \$1,000 for two doors for the park. This was previously requested but was not included in minutes. Motion passes unanimously.

XI. Events committee (Barb)

Motion 8: Barb makes a motion to approve installing the new cabinets that were previously purchased in the kitchen, and to approve the in-line water heater, third sink, cabinets to enclose the water heater, and sink. Motion passes unanimously.

XII. Roads (Marv)

- A. Hole in parking lot to be fixed around mid-August
- B. Island Drive road section
- C. Bioswales, needs to meet up with Dianne

Motion 9: Marv makes a motion that we accept the amount for eight truck tire replacements (11/22/5s) for \$4,780.20 for all eight tires. Motion passes unanimously.

XIII. Water and wastewater (Richard)

- A. Main focus is on Well #2 and preparing it for the booster pump.
- B. Reservoir and other project updates
- C. Letter to prepare residents for noise, effort to complete the project quickly
- D. Still waiting on the bank to approve our loan

Motion 10: Richard makes a motion that we accept the estimate for \$13,000 for the roof over reservoir (2a) project

XIV. Communications (Pat on behalf of Destiny)

Motion 11: Barb makes a motion to adopt Option B of the technology proposal for \$1,084 a year. Motion passes unanimously.

Pat moves that the board go into executive session. Seconded. Vote to adjourn.