

Carlyon Beach Homeowners Association

Board Meeting Minutes

September 26th, 2023

Present: Mike Haskett, Marv Harris, Stan Harris, Pat Olive, Barb Quick, Destiny Hagest, Richard Allard, Dianne Bradford

Absent: None

- I. The meeting was called to order at 6:01**
- II. Flag salute**
- III. Comments from the community**
 - A. Oktoberfest, some reservations and craft fair table still available
 - B. Out of date information on the website, an audit needs to take place
 - C. Clubhouse usage, prioritizing for community groups versus paid events
 - D. Illegal burning going on, can we get a message out reminding residents of the burn ban?
 - E. Chatter on NextDoor
 - F. Communications to get a handle on social media platforms and secure official channels, post these on the website
 - G. Following up on compliance issues, dog attack
- IV. Communications/architecture (Destiny)**
 - A. Members are able to sign up for SMS alerts at any time
 - B. Zoom meetings now available
 - C. Working on more frequent updates for the community, balancing with
- V. Marina (Stan)**
 - A. Investigating runaway logs
- VI. Treasury report/memorial garden (Dianne)**
 - A. Consolidating bank accounts to reduce require bookkeeping and auditing
 - B. Unanticipated vehicle repairs
 - C. Arborist estimate for diseased birch tree removal in memorial garden
 1. New trees would be put in further from the power lines
 2. Marv is confident that the existing CBHA crew (training to become arborist) can remove the trees
 3. Dianne to put together a project proposal for review at the next board workshop
- VII. Water (Pat and Richard)**
 - A. Our first payment on the loan has come out, thanks in part to many members paying in full up front
 - B. The well is flowing well, they're flushing it now for 72 hours in preparation to test the water and to check that the volume is sufficient to meet the needs of our community

- C. Test results will take about 2-3 days, permitting could take 2-6 months
- D. Telemetry is next! It will be on Well 2 and the booster pump station
- E. Water committee meeting is coming up on Thursday, will discuss how the new system will be managed
- F. Surge protector is at the top of the list!

VIII. Parks and rec, Events (Barb)

- A. Going through new guidance for use of the clubhouse, hoping to have new rules in place by January 1st
- B. New bids for Wanigan (two): American Micro Homes, \$19,710, Adam (recommended by the engineer), approximately \$7,000
 - 1. We have more confidence in Adam due to the recommendation, but will need to verify his credentials and that he is a contractor in good standing, no judgements or complaints, etc.
 - 2. Barb to follow up on Adam as an option, check credentials
 - 3. Need to verify that plumbing details are included in this estimate, not included in the itemized bid

IX. Roads (Marv)

- A. Looking at getting an extra vehicle for the crew, but some of the things being asked for are nice to have, not needs
- B. Need to buy a set of tires for the new pump truck
- C. Salvaged lawnmowers are operational, nice job team!
- D. Winterization activities will begin at the start of October, bathrooms in park will be closed, not the ones by the marina
 - 1. Okay to send an alert to the community when the bathrooms get closed up for the winter
 - 2. Leave water on until end of October, lock up bathrooms on Friday
- E. Staff outage on Monday, still getting caught up. Everyone was present today.
- F. Moe will be out for about three weeks to recover from a medical operation

X. Operations (Mike)

- A. New events account set up, debit card has been issued
- B. DNM Associates, got them to file a six month extension on the tax return, two new engagement letter packets

Motion 1: Pat moves that we move to executive session. Seconded. Unanimous. No discussion

Motion 2: Pat moves that we adjourn executive session. Seconded. Unanimous. No discussion