

**Carlyon Beach Homeowners Association
Minutes of the Board Meeting
Tuesday, May 27, 2025
@ 6:00 PM – CBHA Clubhouse & Zoom**

Board Members Present: Barbara Quick, Stan Harris, Dianne Bradford, Sandra Marsh, David Malaspino, Richard Allard, Chuck Thrap

Absent: None

Vantage Management: Mike Haskett

Call to Order: Barb called the meeting to order at 6:00 PM.

Flag Salute: The Board led those in attendance to recite the flag salute. Barb recited the Carlyon Beach mission statement.

Member Comments: A homeowner asked the Board to consider tree clearance on the roadsides.

Meeting Minutes: The Board reviewed the April Minutes. **Dianne motioned to approve the minutes with no corrections. Richard seconded; the motion passed unanimously.**

The Board tabled committee re-assignments until after the annual meeting.

Committee Reports:

President's Report: Barb had nothing to report at this time.

Treasurer's Report: Dianne re-iterated financials would be available at the Board Meeting and would be available upon request.

Architecture Report: Dave reported that a bulkhead repair project was incoming and a couple of fence approvals were in process.

Marina: Chuck reported that the committee is waiting on Thurston County for final permits. A townhall would be held tomorrow at 6pm.

Parks & Rec: Sandy reported that additional picnic tables would be ordered and power washing has been scheduled. There has been vandalism of the park restrooms so please be on the lookout for any suspicious activity. Restrooms may be locked on the weekends as a solution.

Roads & Stormwater: Dave reported that two summer temps have been hired for weed eating. Paving is on schedule for August with additional speed bump installations for July.

Water & Wastewater: Richard reported that he is checking with DOH on the final WSP approval. Well 3 has been up and running smoothly for five weeks and all tests are coming back positive. 40% of meter boxes have been entered into the GIS mapping for the ongoing meter upgrade plan. A big thank you to Futureclear for their efforts on this. The committee is beginning to look at future upgrades for the treatment plant.

Management: Mike reported on actions to prepare for the annual meeting and support the election committee.

New Business: Dianne motioned to allocate all obtained funds from the sealion damage claim to future marina maintenance. Chuck seconded; the motion passed unanimously.

Mike presented considerations to have the annual meeting functional through Zoom. The Board suggested implementing the changes next year to have Zoom be used for next year's annual meeting. The Board reviewed the annual meeting agenda and felt prepared for the meeting on June 14th.

The Board discussed the 4th of July parade and asked owners to consider joining the event. The Board will be using a new security vendor for the 4th of July and Dave will meet with them and Barb to discuss the needed scope.

Dianne motioned to approve increasing the charge for ice to \$3/bag. Richard seconded; the motion passed unanimously. The Board will investigate an upgraded vending machine.

The Board tabled the park cross connection bid and will get additional bids for the pump truck tire repairs. The Board will review the CPA bid on the audit/tax return with additional pricing for a financial control audit at the next board meeting.

Executive Session: The Board thanked everyone for attending and announced they would proceed into executive session to discuss any sensitive legal, financial, or HR matters. **Dianne motioned to move from regular session into executive session. Sandy seconded; the motion passed unanimously.**

The Board finished their discussion in executive session. **Dianne motioned to close executive session and move back into regular session. Richard seconded; the motion passed unanimously.**

From the Board's discussion in executive session, there were no votes or decisions made.

Adjournment: Dianne motioned to adjourn the meeting at 7:20 PM. Richard seconded; motion passed unanimously.

Respectfully submitted,
Mike Haskett, Association Manager

CBHA Board Motions 250527Results 05/27/2025

Board Members attending and proxies: Barbara Quick, Stan Harris, Dianne Bradford, Sandra Marsh, Richard Allard, David Malaspino, Chuck Thrap

All motions must be proposed by a Board Member, seconded, and discussed before a vote is called.

Motion Type: Architectural (ACR); Financial (FIN); Compliance (CMP); Legal (LGL); Maintenance (MNT); Member (MBR); Policy (POL); Other (OTH)

Motion Status: Passed (PD); Failed (FD); Tabled (TD); Withdrawn (WD); Ratified (RD)

#	TYPE	MOTION	STATUS	NOTES
1	OTH	Approve April 2025 meeting minutes	PD 7-0	Approved with no corrections
2	FIN	Approve allocating all proceeds from the sealion insurance claim to future marina projects	PD 7-0	
3	FIN	Approve increasing ice charges to \$3/bag	PD 7-0	
12	OTH	Approve moving from regular session to executive session	PD 7-0	
13	OTH	Approve closing executive session and returning to regular session	PD 7-0	
14	OTH	Approve adjourning the meeting	PD 7-0	