

Carlyon Beach Homeowners Association

Board Meeting February 27, 2018

I. Call to Order:

Meeting was called to order at 7:02 p.m. by Rick Gamas, President, and was followed by the Flag Salute.

Board Present: Rick Gamas, Mike Cooper, Robynne McWayne, Marv Harris, Lisa Krupp, and Sandi Allen.

II. Town Hall:

There was a good turnout for the Town Hall portion of the board meeting. After going over the information with the members regarding methods to purchase the truck, questions were addressed. Choices were discussed regarding the payment method, the truck companies contacted for bids, and the reasoning for each choice. Once there is permission to purchase the truck, there will be a 3-6 month wait before it is built. Robynne reported that the place she thought could be a source of used ones in Weed, California, did not deal in pump trucks. Mike said we are aware there are 2 or more different viewpoints out in the community. Those who like special assessments are those who like to increase the amount in smaller increments especially for those on fixed incomes, but also allowing extra funds for the future. Mike stated he likes the special assessment.

III. Members Comments:

A member inquired when a decision would be made regarding the pump truck. The board stated the community will be voting by ballot and a decision will be announced on March 17, 2018.

A member inquired if the purchase of the truck could be financed and felt it would be the best way. Robynne stated it could cost thousands of dollars in interest to keep money in the reserve fund. Lisa stated money market accounts are only paying 1 ½%+/- interest, so paying 4% to 5% interest doesn't make sense. Lisa went to four different banks to check on favorable rates, but the board rejected the cost of such a loan. A commercial loan is different than the deals offered on personal vehicles.

A member inquired why we even gave an option to vote no because we need a truck and will be in trouble without one. Rick responded that it was a legal requirement to offer that choice. Mike explained that we can't even write the contract on the truck until we can verify sufficient funding, which this vote would allow. He stated the first thing members must approve it.

Approval of the Minutes

Mike made a motion to approve the minutes from the meetings on January 23, 2018 and February 6, 2018. **See motion below.**

IV. Treasurer's Report

Lisa gave her Treasurer's Report

Tuesday, February 27, 2018

Balance Statement as of January 31, 2018

General Operating Fund \$152,085

Marina Fund \$159,437

Sewer Fund \$ -2,971

Capital Funds \$236,551

Profit and Loss Statements

We are 7 months, about 58%, through the fiscal year, so if you are looking at the profit and loss statements, you have some benchmark to use to determine if we are staying close to the budget.

General Operating Fund

Overall total expenses in this fund are at 54.5% of the budgeted income. Within the general fund, as I've mentioned before, we can expect Line 5200 Contractual Services to go over the budget due to having to pay for water quality services. At this time, it is at 60% of budgeted amount. Another area to keep an eye on is Line 5400 Other expenses, which includes line 5402 Bank charges. As of January 31, over \$5,660 has been spent. Some of this is the association's cost of banking, and some from our members using credit cards to make monthly payments. We will be considering options for resolving this, including changing banks, and/or charging members a small fee for using credit cards.

Sewer Fund

Pump out fees were increased in January. This financial statement, through January 31, does not show the full effect of that increase. Thus, expenses are still exceeding income in the sewer fund for the first 7 months of this fiscal year. At the end of December, expenses exceeded income by \$12,110, and at the end of January, expenses had exceeded income by \$11,593.

Marina Fund

Work is underway in the marina, but no expenses have incurred.

Capital Funds

Through January 2018, \$139,805 has been spent on Capital Projects. Currently there are electrical upgrades to the clubhouse. Still to come are repairs to the rotten, termite-eaten support columns in one corner of the clubhouse. Since most of the major projects (paving) were completed in the summer and fall, the balance in the capital fund (combined) is creeping back up to where we began this fiscal year at \$290,000. Since the previous month, the balance in the capital fund has increased by about \$10,000.

V. Manager's Report:

Chuck did not have a report due to the Town Hall scheduling.

VI. Committee Reports:

Roads & Storm Water:

Marv just mentioned pothole repairs are ongoing.

Parks & Recreation:

Robynne reported there were several volunteers at the tree pruning in the park and much was done.

Water & Wastewater:

Mike was okay with all at this time.

Marina:

Sandi made a motion for the B Dock repairs. **See motion below.**

Sandi made a motion to pay the sales tax of no more than \$500 that was left off the October motion for launch dock repairs. **See motion below.**

Sandi made a motion to purchase a lease return motor with a 1-year warranty and a Costco carport to protect the boat and motor up to \$3,000 for both. **See motion below.**

Architecture:

Marv had no comments.

VIII. New Business:

Lisa made a motion to excuse Dick's absence. **See motion below.**

Lisa moved to contract with Caginut for the audit. Currently there are electrical upgrades under way to the clubhouse. **See motion below.**

Lisa moved to approve the ballot packet. We went over the packet to verify wording. We also read a letter from Dick on what he wished us to include in the packet in order to get his support. His choice, method 2, is included, except we lowered the dollar amount needed due to the estimates we have. **See motion below.**

1. **Motion:** Mike moved to approve the minutes for January 23, 2018 and February 6, 2018. Robynne seconded. Motion passed unanimously.
2. **Motion:** Sandi moved to approve up to \$55,000 from the marina fund for the repair-replacement of 6 fingers on B Dock and 50' of B Dock walkway. Marv seconded. Motion passed unanimously.

3. Motion: Sandi moved to pay up to \$500 of additional money from the marina fund to Float Services NW to cover the sales tax on the launch dock and ramp repairs approved in the October 24, 2017 meeting. Robynne seconded. Motion passed unanimously.
4. Motion: Sandi moved to purchase a lease-return Mercury outboard, 1 yr old, with a 1 year warranty, along with a Costco carport to protect the boat and the motor, from the marina fund, not to exceed \$3,000. Robynne seconded. Motion passed unanimously.
5. Motion: Lisa moved to excuse Dick's absence. Marv seconded. Motion passed unanimously.
6. Motion: Lisa moved to contract with Cagianut and Company to complete the audit for fiscal year 2017-2018, and the cost is \$12,500. Marv seconded. Motion passed unanimously.
7. Motion: Lisa moved to approve the ballot packet to be mailed to the membership for the purpose of purchasing a new pump truck. Robynne seconded. Motion passed unanimously.

Motion: Lisa moved to adjourn, which was seconded by Robynne. Motion passed unanimously.

Meeting was adjourned at 9:42 p.m.

Respectfully Submitted By,



Sandi Allen,
Secretary