

Orchard Beach Community Annual Meeting

June 11, 1:00pm

E270 Orchard beach Drive

Called to order at 1:02pm

Introductions of home owners/attendance

Jim Farrell	cefarrel@comcast.net
Ella Mullins	
Patrick Brockhaus	
Curt Casey	allencasey@outlook.com
Jim Loder	Toddorjim@msn.com
Roger Ewart	Rogerewart@gmail.com
Bud & Linda Kuhlman	skkuhlman@comcast.net
Diane Wahl	dwhal12@hotmail.com
Tom Eide	Thomas.eide@gmail.com
Chuck Wardle	Chuckwardle@msn.com
Colleen Hasbrook	

Jim F. called the meeting to order at 1:02pm, he welcomed and thank those who were able to come to the meeting. He noted that the key issue for this meeting was to elect officers for the next 3 years.

He then asked for a motion to approve the agenda for the day. Bud Kuhlman made a motion to approve. The motion was seconded by Nancy. The motion was then passed unanimously by those in attendance.

Jim then asked for any discussion if needed or for a motion to approve the minutes that were distributed to the members prior to the meeting. No discussion was needed and a motion to approve was seconded and passed unanimously.

Jim F. then asked Ella to provide her final report as treasurer and thanked her for her many years of service to the association. Ella then walked through the written report that showing the funds available to the association. She noted an unexpected expense due to a damaged line that required a significant repair. It was discovered that the water system was leaking and everyone water pressure was impacted during the repair process it seemed the issue may have been caused by a vehicle that hit the post and cracked a pipe connection.

Some discussion ensued around the cost of the repair, and it was discussed that the access to the break required excavation and impacted the overall price. Additional posts were installed to protect the pipe in the future.

She also noted that the association has a balance and that our funds are being managed appropriately. At that time a motion was made by Linda Kuhlman to approve the treasury report, the Motion was seconded and approved by unanimous vote.

Jim Farrell presented a Slate for approval for the election of officers for 2016-2018, a three year term

3 year Term 2016

President	Jim Farrell
Vice President	Erika Aust
Secretary / Treasurer	Jim Loder
Trustee	Bill Mullins

Curtis C. asked for additional information about Jim L's background as he was the only new officer, replacing Ella in the role of Secretary, and was not well known to the members.

Jim noted that he has a master's degree in arts administration, works at PEMCO Insurance managing the support operations for the company, and has board-level experience with ArtsWest in Seattle as well as Seattle4Rotary.

The membership then applauded Ella and thanked her for her hard work, as well as those who will continue on in their roles.

A motion was made and seconded to accept the slate of officers as presented. The motion carried with unanimous support.

Jim then reviewed and discussed Old Busies: He noted that we had discussed the need for repairs to the system as part of the treasury report. He also noted that the System remains in "blue status", which is good, but it does set some restraints on our system that we'd like to be able to remove. He shared that we currently have 34 water hookups in "active use", using a water pressure of 60lbs. PSI and that we are not easily able to add any more to the system as it is. This limits the ability of any new residents or residents with land that is not connected to join the system. There was discussion by the group about limiting the access, and if new members were to be added they should bear the costs of the improvements. The group was reminded that the dept. of ecology and dept. of health oversee this aspect of compliance and that the community is accountable to provide access to those who want it.

Jim also noted that he is aware of a group that he thinks we should join to learn more about managing a small scale water community. Membership is \$83 for a year and they could provide knowledge, training and networking that could help us determine how we should move forward in addressing the age of our system and what we need to do to left restraints that are now in place. Our hope is that we can learn from this group about the certification of water systems as well as gain other advice.

Linda Kuhlman made a motion to approve the spend for the membership with one year to evaluate the benefits to the association. The motion was seconded and approved by unanimous vote.

The group then discussed the merits and costs for officers to attend the meetings and agreed that certain, reasonable expenses related to travel to the (GROUP NAME) would be covered provided proper documentation and receipts were presented to the treasurer. Travel would follow current IRS guidelines.

A motion was made, seconded and approved by the group to allow for these reasonable expenses for the officers of the group upon the timely presentation of receipts and documentation to the treasurer

It was noted that any member of the group could attend a meeting, and that the officers would let members know when meetings were scheduled. It was also noted that voluntary attendance would not justify reimbursement of travel costs.

Jim F. then asked for any additional comment on Old Business. Seeing none, he then asked that we focus on New Business:

New Business

New Roof for Pump House.

Jim noted that the pump house roof is in disrepair and needs attention. After a brief discussion in which Curtis shared that he has looked at the roof, and while it needs to be cleaned, the roof itself remains in good shape. He offered to go down in the next week or so (between June 11-30) to clean off the roof. Jim L. noted he could help the weekend of June 18-19. Curtis noted he'd probably have it done by then.

Jim F. Also thanked Eric for replacing the light bulb in the pump house.

The group noted that we've seen some larceny theft in area. Members shared that there have been a number of thefts ranging from boat motors to trailers. He asked that we all keep an eye out for each other and report any activity that seems suspicious. There was discussion around this topic and it was suggested by Tom E. that we create an online community through a site like NextDoor.com where we can post and communicate virtually. This led to a discussion around leveraging electronic communications more in the future (while remembering some folks do not use the internet).

www.nextdoor.com

The group agreed it was time to send out a new directory and perhaps we should include email addresses as well. Ella noted that Erika has done the work on the directory in the past, and that the new officers could work on how to accomplish that task.

The group then discussed the need to address the access to the community beach area at the south end of East Orchard Beach Drive. A couple of years ago, the access was modified without community approval or knowledge which frustrated many people, today we need to address the outcome and work through the proper channels with the county to put a better access in place. Roger and Eric shared that they've contacted the county and we can make certain improvements, but that we cannot create an access wider than 6' (SIX) feet without triggering the area as a public dock access. Members agree that we should work together to improve the pathway and add a safety railing, or rope line to help people navigate the access without falling.

At the end of that discuss, Jim F. called for any additional new business. Seeing none a motion was made and seconded to adjourn. The Motion passed and the meeting adjourned at 1:42 pm.