

Orchard Beach Community Group – 2020 Annual Meeting
January 30, 2021 - 1:00pm -2:00pm

Attending virtually were: Jim Farrell, president; Erika Aust, vice president; Jim Loder, secretary-treasurer; DeeDee and Dan Benitez; Laura Petrie; Lisa Pedersen; David Spaulding; Chuck and Jill Wardle; David and Teresa Hancock; Eric Campbell; Ingrid Phelps; Ellie and Bob Waters; Tom Eide; Chris Farrell; Kelly and Dennis Frett; Todd Green; Allen (Curtis) and Melody Casey.

Welcome and Call to Order:

Virtual Meeting was called to order at 1 p.m.

President's Report – Jim F. thanked members for participating, explained why the meeting was being held virtually and expressed hope that the 2021 meeting could be held outdoors. He thanked former trustee Tom Mullins for his many years of service on the board and encouraged members to thank Tom directly if they see him.

Treasurer's Report – Jim Loder offered a detailed financial report that included an explanation of ongoing costs, the annual fee and the amount of money in reserve.

- Tom Eide asked if the board has a target reserve, such as \$100,000. A brief discussion followed about how a target has not been set but there is enough in reserve to pay for unanticipated but limited infrastructure costs, and therefore avoid additional member assessments.
- It was explained by board members that the reserve is not nearly large enough to pay for the largest infrastructure project facing OBCG, which is to replace the main lines and pumps, and install a new well.
- Jim reminded the members that several properties have changed ownership and encouraged the members to reach out and welcome new owners as we may see a few unfamiliar faces at the beach. He also noted that one owner chose to leave the water group last year, and that that connection was redistributed. We currently have 39 connections.

Old Business:

- There also was a brief discussion about how significant infrastructure improvements must be made before OBCG can seek regulatory approval for more water connections.
- Tom Eide informed the board that his family's two parcels in A Block are combined for tax purposes but are not legally combined into a single parcel, with a primary dwelling

on one parcel and an Accessory Dwelling Unit (ADU) on the second, with one water connection supplying water to both. He asked for and received the board's recognition that this is an allowable use of a single connection while the Eide family owns both parcels.

- David Spaulding told the board he has two parcels and asked about the availability of a connection for his undeveloped parcel. He expressed interest in creating an ADU on that parcel, or perhaps a garage with apartment space above. Erika Aust explained how regulatory constraints are preventing the authorization of more connections
- DeeDee Benitez asked two questions on behalf of Patrick Brockhaus, who did not attend. Patrick's question was based on old business and how full-time/part time status was determined. The first was about whether member properties are still considered by state regulators to be "part-time" or "full-time" for purposes of water use. The board explained that the system's attainment of "green" operating status eliminated the designation of PT/FT, meaning every member property may now draw water 365 days/yr. The second question was about what an overage cost would be. The fees and tiered rate structure approach was explained by Erika Aust and Jim Loder. Fees for over-use will be discussed at the June 2021 Annual meeting. The earliest that we may choose to apply fees is October 1, 2021.
- New bylaws: There was brief discussion about the need to update the bylaws, and how members had been provided with mailed and electronic copies of the proposed changes.

Chuck Wardle made a motion to approve the new bylaws; Eric Campbell seconded the motion. The members present then voted unanimously (by acclamation) to approve the new bylaws.

Jim Farrell thanked the members for their support and expressed his appreciation for the work done by Erika Aust and Jim Loder on updating the bylaws.

- Because the new bylaws authorize the board to establish a tiered rate structure, Erika Aust and Jim Loder explained how tiers would be for water use only, above and beyond the base amount of 3000 gal per month included as part of the annual maintenance/connection fee (currently set at \$500 for the year) that pays for ongoing expense while building a reserve to help offset costs associated with the repair and replacement of the system/infrastructure.

There was discussion about how tiers might be defined and an emphasis on how they would be intended to promote good water stewardship. Members were told their suggestions would be welcome.

New Business:

- Erika Aust informed the members about the creation of the Orchard Beach Community Group website (obcg.org).
- A longer discussion about OBCG infrastructure needs included a mention of how the water right must undergo a state review by the Department of Ecology in 2022; how the state expects the pipes and pumps to be replaced; and how financial assistance may be available in the form of grants and no-interest loans.
- There was discussion about relocating the security light at the OBCG wellhouse, which is mounted to a tree. It was informally agreed to contact Mason County PUD 3 about installing an LED light on the utility pole adjacent to the wellhouse; the utility would furnish, own and maintain the light for a fee of 45-50 cents per day, depending on the style of light.
- David Spaulding proposed that the June 2021 meeting be a hybrid, with members connecting via Zoom if they are not in a position to participate in person. Tom Eide agreed. There was no dissent. The next annual meeting is tentatively scheduled for Saturday, June 12, 2021 at 1 p.m.

Other Non- Water business discussed:

- Concern was expressed about the lack of illumination at the intersection of State Route 3 and Island View Road. Erika Aust informed the members that she had contacted multiple people with the Washington State Department of Transportation regarding the fact that intersections to the south (Krabbenhof Road) and north (Mason-Benson Road, Grapeview Loop Road) are illuminated even though they, like the Island View Road intersection, do not have a dedicated turn lane. She was advised by WSDOT that OBCG members should contact their state legislators (Sen. Tim Sheldon, Rep. Dan Griffey, Rep. Drew MacEwen, all 35th Legislative District) about having a light installed. To make a request to add a light, you can reach our representatives by email:
 - tim.sheldon@leg.wa.gov
 - dan.griffey@leg.wa.gov
 - drew.macewen@leg.wa.gov
- In response to an earlier question from David Spaulding, board members provided a brief history and status of the community beach access at the south end of Orchard Beach Drive. The access is officially owned but not maintained by Mason County. There was also brief discussion about making basic safety improvements to the access trail. Jim Farrell said the membership should revisit the discussion at their 2021 meeting in

June; Erika Aust advised that Mason County should be contacted to clarify questions about liability.

- Chuck Wardle encouraged members to check the fire rating on their homeowners' insurance policies to make sure the nearest fire station is identified as being in Grapeview (Spencer Lake Road), which is within 5 miles. He said some insurance companies assume the nearest fire station is in Shelton. Chuck proposed that the June 2021 meeting include a discussion about fire safety, as it relates to wildfire/forest fires.
- Chuck Wardle also suggested members looking for choices in internet service providers contact Mason County PUD 3 and inquire about service to Orchard Beach.

Adjournment:

- Eric Campbell moved to adjourn the meeting. Chuck Wardle and Ellie Waters seconded the motion. The meeting was adjourned at 1:58 p.m.