

## **Board Meeting July 17, 2006**

Board met in Executive Session on July 17, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, Directors John Courage, Ina Danielson, and Charley Jenkins.

A motion to accept the minutes of the July 10<sup>th</sup> meeting as read was made by Archer, 2<sup>nd</sup> by Jenkins, motion carried.

The President and Secretary met with the Association attorney concerning the interpretation of 7.5.1 of the Declaration. The attorney was in agreement with our interpretation and would write official communication to that effect if requested.

Terms of Reference have been prepared for all committees.

The Secretary talked to Telcom concerning a meeting with Comcast to discuss their offer to supply enhanced cable service. Meeting date to be determined.

Director Jenkins has one bid for the tree trimming with two more coming.

The pest spraying has been stopped. It is felt that we do not need spraying of the facility on a monthly basis. Director Jenkins will investigate the need for monthly spraying and go out for bids. A bid has been requested from Integrity Pest, our current service and two more will be obtained.

One hot water tank has been shut down and flushed. The third tank will be shut down this next week. The Treasurer stated that since the first tank was shut down a month ago, there has been a significant decrease in the gas bill.

The Grounds & Maintenance Committee is in favor of removing the current playground equipment because of its high maintenance. It was suggested that alternative equipment be looked at. The Committee will investigate.

Some repair work has been done on the sprinkler system. Some heads were spraying the log buildings and have been adjusted away from them. The blue flags indicate where repair is still needed.

A sub group of the Grounds & Maintenance Committee did a walk around and has come up with some projects they will work on. They will be planting the front gate area and will then work on the area around the flagpole.

There was a motion by Wilson 2<sup>nd</sup> by Courage to expend \$200 on plants for the front gate area, motion passed.

Vice President Wilson stated that the painting of the guardhouse should be a priority, as it is looking pretty bad and that some form of window coverings be placed in the windows. There was some discussion about the availability of paint and the basement of the clubhouse will be searched.

Director Jenkins completed his inspection of the storm drains in the park. There are two options for repair; one to contract the work out and the second is to do the work ourselves. It was a recommendation of the Committee to try a repair of one drain just to see how involved the task will be. He will report back after the repair is completed.

Director Jenkins reported on the Puget Sound Energy study. It appears that it was submitted to see if we were eligible for the energy savings program. There was a question as whether or not are we under a contract to have the work done. Jenkins will contact the contractor Brite Light and PSE for clarification.

No action has been taken on the hot tub repair issue.

The Grounds & Maintenance Committee has re visited the log repair issue. Repair will begin on the South side of the buildings as that side sees the most weather. The ends will be trimmed off to just under the eaves, the ends sealed and the logs caulked.

The Board received a letter from the owners of Lot#1 concerning some dead trees. There is some question as to whose property the trees are on, either the Association Commons area or private property. Jenkins will do further investigation.

The performance review of the maintenance man is way past due. Jenkins and Wilson will get with Dave and review his performance on the 18<sup>th</sup>.

Vice President Wilson has been reviewing the current insurance policy. It appears that insurance companies are refusing to insure buildings of log construction and our current policy with Liberty Northwest will not be renewed effective September. Our current insurance premium has been adjusted taking into consideration the increased coverage from \$530K to \$1.215M. The annual premium is approximately \$18K.

There was a motion by Archer 2<sup>nd</sup> by Wilson to accept the new policy and premium increase, motion carried.

Vice President Wilson will investigate other companies to see if they will insure log construction. He will also look into L&I insurance coverage for volunteers working in the park.

The Association clothing had not been inventoried yet, Archer and Wilson will complete when time permits.

The Secretary had passed out a questionnaire and proposal from an owner, Robin Button, who has volunteered to set up and maintain a website for the Association. He will be

meeting with her in the afternoon to discuss the questionnaires. Director Courage stated that the old Board had approved a website and there had been some work done on and that it should be looked at before we go to someone else. Wilson thinks our material should remain on this side of the border. Ina expressed some concerns about the site maintained by Rou Kryger. The Secretary will discuss options to utilize the past work done on the site with Robin.

To make communications between Board members easier, there was a motion by Jenkins 2<sup>nd</sup> by Courage to accept e-mail as a method of communication, motion passed.

Recent communications were discussed; the President and Secretary will prepare responses.

The Board reviewed memo from the Activities Committee stating that they did not want to be responsible for the project of procuring a defibulator. They stated that they would continue to raise funds. To date, under \$400 has been raised towards the purchase price either from the sale of aluminum cans or raffles run by the Activities Committee. There was a motion by Danielson, 2<sup>nd</sup> by Jenkins to refer the project back to the originator, Gordon Polinkus, to conduct a survey to establish whether or not people in the park wants a defibulator, motion carried.

Board read letter from Max Taylor requesting a variance for the installation of a 100-gallon propane tank. A motion by Courage, 2<sup>nd</sup> by Jenkins to allow the tank was made, motion carried with Wilson voting against.

At 1:22pm a motion to adjourn was made by Ina, 2<sup>nd</sup> by John, motion carried.

Next meeting will be July 24,2006 at 9:00am

Respectfully submitted,

Donald L. Schleuse  
Secretary