

Board Meeting July 24, 2006

Board met in Executive Session on July 24, 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.

Minutes of the July 22nd Board meeting were read and corrected as necessary. Motion by Wilson to accept as corrected, 2nd by Charley, motion carried.

TORs are complete, motion to approve as written by Jenkins, 2nd by Archer, motion carried.

There was to be a meeting with Bill Lipscomb concerning the Comcast agreement however Bill couldn't make the meeting. Schleuse will reschedule at a later date.

Director Jenkins reported he has three bids for tree trimming ranging from a high of \$3974 to a low of \$1463. All three bidders are equally qualified as far as insurance, business licenses. Motion by Jenkins to accept the bid from Rauls Cutting and Tree Service at a price of \$1463, 2nd by Danielson, motion carried. Service will include removal of three trees and trimming of five others. Work includes removal of all branches, trunks and stumps will be cut as close as possible to the ground.

Director Jenkins has investigated new pest control chemicals on the market that can be applied by our maintenance personnel. These chemicals control the same pests that are controlled by our pest company. Cost of the chemicals is \$19/gallon and is effective for nine months. Motion by Courage to purchase chemicals and begin our own spraying, 2nd by Archer, motion carried.

Director Jenkins reported we are using two water heaters at the present time and have not run out of hot water yet. One more heater will be flushed and drained as time permits.

There has been no action taken on the playground equipment. Director Jenkins will get a committee together comprised of those with children and/or grandchildren to see what is needed.

The sprinkler system still needs repair. Director Jenkins is working with Dave to identify leaks and repair. Valleyview Landscaping has been here again working on the system without approval of the board.

The Grounds & Maintenance Committee is purchasing plants to set in the flowerbeds outside the gate. An account has been set up with VanWingerden Greenhouses and the Association will receive a 20% discount. Help from the membership would be appreciated when holes need to be dug.

The G&M Committee made a repair in one of the storm drains as a test to see how it would work. A bag of patch material was donated by Whatcom Builder's Supply and was used in the repair. There are 14 more repairs needed and it will take 8-10 bags of patch to repair. Motion by Schleuse to purchase materials, 2nd by Wilson, motion carried. Archer ask if we could set up an account with Whatcom Builder's, Jenkins will inquire.

No action was taken on the PSE energy study.

There is one bid on the log repair issue, further investigation will be done. It is the consensus that the work should be done by a professional. There was some discussion concerning the willingness of True Logs to do the work. Director Jenkins will contact to see if they are interested in doing the work.

Painting of the guardhouse was discussed. There is a recommendation to paint it gray and maroon and another one to keep it the brown color it is now. Schleuse made a suggestion to check the basement to see if there is any paint that could be used. Subject was tabled for a later date.

Director Jenkins and Wilson completed Dave's performance review, which was way overdue. This review should have been completed by May 22nd. Wilson stated that the Whatcom County inspector gave Dave a good review in the way he services the pool. Director Jenkins said Dave is doing an outstanding job. Motion to increase the hourly rate to \$15.50/hr and make raise retroactive back to May 22nd made by Jenkins, 2nd by Courage, motion carried.

Vice President Wilson stated he is waiting for a piece of requested information and will have a report this week. It was suggested that other brokers be queried to see if they will handle insurance on log structures.

The clothing inventory has been completed. Wilson will contact the Park Manager and obtain a cost/pricing list before sales begin.

The website address held by Roy Kryger is not available for Association use. Schleuse will contact Barbara Cox to see if the address held by her would be available. He will check to see if other addresses might be available.

Gordon Polinkus has not committed to running the defibulator project. Doug Afflack has expressed an interest and will be contacted.

Architectural Committee items, there are some questions of what is required for setbacks. There is a difference between county requirements and what is in the Declaration. Our Rules and Regulations are in conflict with the Declaration. The Committee is reviewing the lot improvement form and will make changes. The Rules & Regs Committee will review the Rules & Regs for compliance with the Declaration.

Motion by Jenkins, 2nd by Ina that the Rules & Regs Committee drafts a letter to be used in the notification of violations. This letter will be used to notify owners that they are in violation of the Rules & Regs. The Rules & Regs Committee will assume the duty to notify owners of violations.

Weeds have been cleared from the parameter of the retention pond. Dave has cleared some of the vegetation growing in the pond. Mosquito control was discussed.

Correspondence received was discussed, no action taken.

The President said we should consider the possibility of putting a washroom in the pool area. This would keep people in wet bathing suits from using the clubhouse.

The letter from Dolores Purnell was discussed. The Vice President feels that she owes a written apology to the Activities Committee Treasurer and the Association Treasurer for remarks made in her letter . Motion to send letter to Purnell made by Wilson, 2nd by Schleuse, motion carried.

The Treasurer reported she would investigate opening an account at the local gas station so the Association truck doesn't have to be driven to the co-op in Lynden.

It was noted that repair to Kendall's fence has not been completed.

It was also noted that the agreement between the Association and the Activities Committee requiring that 50% of the rental fees be given to the Activities Committee for a reserve account has not been honored. To date the Committee hasn't received any monies from rentals.

The Activities Committee would like to install a commercial grade dishwasher to replace the aging residential ones currently in use. One is having problems with the timer.

The application to install a dog pen on lot #7 was discussed. The application was turned down and owner to be notified.

The Secretary will look into the cost of slats to be installed in the fence around the garbage compactor. The owner of the adjacent lot was promised these slats as a condition of purchasing the lot.

Unfinished business from the 2005 Board concerning hiring a professional management company was brought forward. A proposal from Property Management Professionals, Inc. was discussed in length in regards to costs, services provided, and length of contract. A proposal from Best Real Estate was discussed however their bid was at a greater cost. There was a motion by the President to accept the bid and hire Property Management Professionals, Inc. as a replacement for the current Park Manager. Motion was 2nd by Schleuse, motion carried with a unanimous vote in favor.

Motion to adjourn by Beaudin, 2nd by Danielson, motion carried.

Meeting adjourned at 11:39am

Respectfully submitted,

Donald L. Schleuse
Secretary