

## **ANNUAL MEETING MINUTES**

### **Saturday November 7, 2020**

Meeting held via Zoom due to COVID gathering restrictions.  
Members received invite through email, flyer, social media and website.

President Al Miotke called the meeting to order at 2:02pm.  
Attending board members and trustees were: Vice-president Kevin Putnam, Treasurer Samantha Hughes, Vicki Karuzas, Larry Littell, Carla Gianini, Amy Kasprzyk. Dawn Dalton (bookkeeper) was also in attendance.

Rules of Decorum: Treasurer Samantha began the meeting by reminding everyone to observe the rules of order. There will be a 2-minute limit per member during open discussion. Everyone has been muted upon entry, please utilize the chat function or raise your hand function to ask a question if you cannot unmute yourself. We try our best to stay within the 1-hour time limit of hour to be respectful of everyone's time. Please do not interrupt other members while they are speaking.

Approval of Minutes of May 18, 2019 Annual Meeting – Al led a review and read over the minutes of last year's annual meeting. He then called for a motion to approve the minutes. Karen Levy made a motion to approve the minutes, and Carla Gianini seconded that motion. The minutes were approved unanimously.

Approval of Treasurer's Report - Al asked Treasurer Samantha Hughes to present the treasurer's report. She reported the fiscal year (05/2019-04/2020) ending fund balance of \$111,324.95. Samantha also reported an ending fund balance as of 10/2020 is \$76,632.50. Samantha explained that approx. \$50,000 of that is dedicated to the dock project upon completion. Samantha called for a motion to approve the treasurer's report. Questions about Maple Point buy-in line (from Ronda Henry) so Samantha explained that owners in the ungated Bohemian estates neighborhood are eligible to opt in since they are within the boundary limits. Karen Levy made a motion to approve the treasurer's report. Jeremy Crumpton seconded the motion. The treasurer's report was approved unanimously.

Annual Dues – Samantha gave details regarding the vote to increase dues to \$200/year and then in 2025 raise to \$250/year. Received quorum to pass the vote. Working with a legal team to update the articles of incorporation and by-laws.

264 ballots 60% of members

155 said yes

108 said no

1 abstained

Al reviewed a list of projects that were completed within the last year. They are:

- Landscape curbing
- Tennis/basketball court re-surfacing and update
- Removal of dead tress
- Pressure washing of park hard surfaces
- Continued pest control
- Collection of outstanding membership dues

Discussed projects that are in progress:

- Dock project
- Improved and increased signage
  - board
- Bark in curbed areas

Discussed future projects:

- Adding fob entry on tennis court gates
- Clubhouse renovations
- Building exterior maintenance
- Gravel parking lot level out
- Park sprinkler system

Members (the Kaufmans) asked how much money will be carried over from the current year. We have 478 properties on the island and about 350 people that pay which means we will get about \$70,000 in addition to the 12k carried over for the next fiscal year of 2021-2022. With approximately \$40,000 per year in expenses which gives us about \$42,000 to spend on projects.

Al directed the meeting to open discussion.

Pets on leash – Al led discussion about whether or not we should continue to allow pets at the park since there have been complaints about owners not following rules. Majority of the attendees requested to continue to allow pets on a leash but utilize the penalty if people are not following the rules. 3 strikes you're out policy to enforce rules. Members suggested that pets who belong to non-members should not be allowed but could be hard to enforce.

Bathrooms – member Ronda Henry, requested that bathrooms be open for the winter. Vote was requested by Ronda and majority of attendees were opposed to opening the bathrooms. There were only two members who were for opening the bathrooms was Ronda Henry and Lacey Pittman. Official vote regarding bathroom closure will be moved to the next board meeting in February 2021.

Updates to Tennis Court – member Ronda Henry asked if lights or benches were going to be added to the tennis court. Al advised that the bench is already in the works. Member Keith Martin added that lights may negatively affect neighbors and should be taken into consideration for this request.

Bohemian Estates – member Ronda Henry asked if Bohemian Estates can join the park membership. Al explained that this question has been proposed before and there are existing concerns about capacity with our current members already. Samantha clarified that the ungated Bohemian estates is currently within the boundary limits, but the gated portion is not. Samantha requested a motion and majority of the attendees denied the motion.

Website verbiage – member Ronda Henry asked why the website verbiage changed. Al explained that the website has been outdated and the board has been working to update the information to match our by-laws and articles of incorporation.

Neighborhood Watch – member Ronda Henry asked if the board will lead the watch, but we explained that we oversee the park property only and are not a HOA. The board can support the efforts but will not lead the initiation of it. Member Jeremy Crumpton also asked if a neighborhood watch will be initiated. Al offered to take conversation offline and requested Ronda to reach out to him personally and they can discuss in more detail.

Annual fees –member Warren Gray asked if there will be additional fees added to the new yearly dues. Al stated he doesn't see that happening because our major project has been taken care of and the increased amount will be sufficient to continue forward with the projects discussed earlier.

Member Scott Sousa asked if we consider working on shoreline erosion since it keeps getting worse. Al mentioned that it is on our list, but it is a tricky subject because of Cascade Water Alliance and their guidelines for bulkheads.

Al took a moment to recognize Peggy Stecky (former board member) for her service to the board and the community. Also recognized former president Samantha Hughes, for her work the past four years and helping with the transition.

Amy Kasprzyk made a motion to end the meeting and Greg Johnson seconded the motion.

Having no more business to discuss, the meeting adjourned at 3:17pm.

Minutes respectfully submitted by:  
Samantha Hughes