

BOARD MEETING MINUTES 02/03/2022

Attending Board Members & Trustees: President Al Miotke, Secretary Samantha Hughes, Treasurer Michael Frederick-Martinez, Trustees Larry Littell, Amy Kasprzyk, and Carla Gianni
Guest(s): Keith Martin & Tony Scoccolo

Meeting called to order @ 7:01pm by President Al.

Guest Tony Scoccolo requested to join the board back in November. Board asked Tony to step out of meeting for official vote. Board unanimously voted Tony to becoming new trustee. Tony was asked to rejoin the meeting.

Al asked everyone to review the minutes from 11/04/21. After review, Amy moved to approve the minutes and Carla seconded the motion. The minutes were approved unanimously.

Michael lead a review of the monthly financials from November, December and January. The ending fund balance was \$21,815.28. Michael discussed the recent statement from Liberty Mutual (insurance) and how we moved to bi-monthly payments since we are cautious of spending until new fiscal year comes. Discussion amongst the board regarding getting new quotes for insurance since our annual seems to keep increasing. Tony offered to share broker information with Amy to help get some new quotes. Samantha also made a motion to pause the Zoom subscription of \$15/month since we have not been using it. Carla seconded the motion and is was approved unanimously. Samantha will cancel subscription and inform bookkeeper of the change. Samantha moved to approve the financial report and Larry seconded the motion. The financials were approved unanimously.

FOLLOW UP BUSINESS

1. Dock Project Update
 - a. We have submitted a good portion of the down payment but until the full \$48,737.70 is received the company will not schedule. Our bookkeeper is working with the company to submit the remaining payments, but we are being cautious to ensure we have enough funds for our monthly expenses until May 2022.
2. Park funds will be minimal until next fiscal year, so the following projects will be on hold:
 - a. Signage (Samantha)
 - b. Electrical/lights (Samantha)
 - c. Paint/gutter (Samantha)
 - d. Boat gate bollards (Larry)
 - e. Parking lot gravel (Al)
 - f. Benches in bathrooms (Kevin)
3. Security
 - a. Al asked for a board volunteer to be the new contact for Piece County Security. Tony volunteered to take point. He also offered to shop around for a new company with different rates or better support. Samantha will pass along PCS binder that houses contract and contact information.

4. No FB responses and offers received for volunteers with a tractor or similar machine to help even out gravel.
5. Board positions – we still have one position on the board that is vacant. Amy will post again to FB. Samantha will also make sure it is added to the annual newsletter.
6. Bylaws
 - a. Lengthy discussion continued regarding the inconsistency of which By-laws are official and current. We previously have had 3 versions, but AI received a 2004 version from former Board President Steve Levy. Amy is going to continue investigating and utilize some of her work resources (non-profit attorney). We are trying to determine if new bylaws need to be drawn up with the annual dues change or if an amendment needs to occur. Steve Levy has a lawyer friend who has offered to review and amend bylaws at no charge.
7. Bonney Lake Police Trespass Agreement
 - a. No updates but AI plans to follow up with BLPD with the questions asked by the board: can anyone call regarding trespassing? does it cost any money to call an officer out?
 - b. Samantha volunteered to purchase no trespassing signs from Home Depot to get those posted.
8. Renter cards
 - a. Amy shared draft letter and had sent it to the board prior to the meeting. Request from board to add statement about property management company and/or owner are responsible since there are several rental properties run by a property manager. Amy will update letter and bring it back in March for approval, so we can send it out with the April newsletter.
9. Restroom vandalism & repairs
 - a. Repairs have been paid for. Mold abatement company came out and determined that there is no water damage or mold that needs replacing. Bathroom is 100% repaired.
10. Illegal Dumping
 - a. Fine has been paid for by park member responsible.

NEW BUSINESS

1. IIMC Boundaries re: Maple Point
 - a. With recent property sales and new home in Maple Point area, there was lengthy discussion about whether or not specific statements are needed in our bylaws. Once someone in Maple Point opts in, are they ever allowed to opt out? What is the official buy-in formula for Maple Point residents? Samantha reminded board that we had met with an attorney in 02/2018 to help us decide a new formula. Maple Point buy-in: take annual dues since the property came into existence and make current. (ie. Built 2012, \$200 x 10). Unregistered properties on Inlet Island remain the same of \$100 since IIMC was formed in 1962. Does a consent form need to be created since Maple Point is optional? Amy offered to contact a realtor, escrow agent and lawyer to get recommendations.

2. Non-payers
 - a. Al led discussion about to handle continued non-payers for both Inlet Island and Maple Point. IIMC still has \$60,000 in back dues. Samantha made a motion that if an account is over \$500 we move forward with the lien process. Larry seconded the motion. Board voted and unanimously approved that if 2 letters (1 certified) have been sent to property owner/manager regarding past due balance that the board will move forward with putting a lien on the property. Amy offered to investigate the cost of the lien.
3. New Property on 207th
 - a. The buy-in formula was not properly followed with this property. Given their property boundaries the board will need to investigate whether or not their property falls within the IIMC boundaries. There initial payment of \$200 will be refunded to them with a letter explaining our course of action. Al will contact Dawn and help get letter and refund going.
4. Real estate lawyer
 - a. Al initiated conversation about the need of legal advice from a real estate lawyer regarding how we properly define our boundaries and what our legal rights are regarding collections. Amy offered to check with her office and see if they have any recommendation of a lawyer.
5. On-call Schedule
 - a. Samantha shared proposed schedule to rotate on-call shifts on a monthly basis, so shifts are every 4 months.

**Our next board meeting will be on Thursday 03/04/2022 @ 7pm at the park clubhouse.
Meeting adjourned @ 8:34pm by President Al.
Minutes respectfully submitted by Samantha Hughes.**