

BOARD MEETING MINUTES 11/16/2022

Attending Board Members & Trustees: President Al Miotke, Vice President Amy Kasprzyk, Secretary Samantha Hughes, Treasurer Michael Frederick-Martinez, Carla Gianini, Amy Meharry, and Matt Coughlin.

Guest: Grace Cambra and Derek Larson

Meeting called to order @ 7:05pm by President Al.

Al asked everyone to review the minutes from October. Michael moved to approve the minutes and Amy M seconded the motion. The minutes were approved unanimously.

- Board discussed the need to amend the minutes since June to separate the executive session information. Amy M made a motion to amend the previous minutes and Matt seconded the motion. Vote to amend was approved unanimously.

Michael lead a review of the monthly financials from October. The ending fund balance was \$29,667.75. Samantha moved to approve the financial report and Carla seconded the motion. The financials were approved unanimously.

FOLLOW UP BUSINESS

1. Security
 - a. Finally received bill for summer services in the amount of \$2,597.13.
 - b. Other companies are still being explored by Tony, quotes pending.
2. Secretary of State (SOS) Paperwork
 - a. Dawn was notified that wrong form was submitted. Correct form was completed, signed by Al, and sent into SOS.
3. Dock Piling
 - a. Al contacted Department of Fish and Wildlife. There is no official report from the site visit, so Al connected with Marine Floats to discuss next steps. IIMC and Marine Floats need to submit a modification to HPA. We are unsure of the additional cost, so we will pause moving forward until funds are available in the next fiscal year. There is a possible grant available that Al and Amy M plan to investigate.
4. Non-paying Platted members
 - a. Notices were sent to non-paying members. One member expressed frustration and is contacting an attorney to handle the situation. Board expected upset owners and will address each situation individually.
5. Illegal Dumping
 - a. Husband of board member, Brian Martinez, witnessed illegal dumping of household items at the park dumpster. He reported time of incident and supplied board members with a photo of the incident. After pulling gate reports, we were able to identify the owner.

- b. Al contacted owner and they are new to the island and were dumping items left by previous owners and were not aware that they could not do that.
 - c. Board voted to move forward with charging fee to be consistent with how we have handled other illegal dumping incidents.
- 6. Refrigerator
 - a. The clubhouse refrigerator went out mid-October. Board member Samantha and her husband purchased new fridge and replaced same day because there was a rental.
- 7. Reserve Study
 - a. RCW 64.90.525 recommends a reserve audit to be completed.
 - b. Amy K received 3 quotes
 - i. Accurate Reserve Professionals, LLC - \$1,845
 - ii. Association Resrves - \$2,270
 - iii. Cedcore - \$2,508.02
 - iv. Bach Associate – no reply
 - v. Hoar Reserves – no reply
 - c. Amy M has previously worked with both Accurate and Association and had positive interactions. She states that the average reserve study is about \$2,000. The study needs to be completed in December so ensure we can prepare next year's budget.
 - d. Samantha made a motion to move forward with Accurate Reserve Professional (primary) and then Association (secondary). Carla seconded the motion. Approved unanimously.
- 8. Member Volunteer
 - a. IIMC Member, Curtis Estes, volunteered to donate sand and gravel (unsure of labor) to the park to help with boat ramp, gravel lot, and swim area. Questions about liability were asked by board and how we can move forward.
- 9. Amy K resigned her position as Vice President.

Guests were excused and thanks for attendance, so board could hold executive session to discuss legal business pertaining to the park.

Meeting adjourned @ 7:52pm by President Al. Next meeting will be on Thursday 02/02/2023. Minutes respectfully submitted by Samantha Hughes.