

## CAMALOCH BOARD OF TRUSTEES MEETING February 13, 2020

The meeting was called to order by vice president, Steve Anderson, at 7PM. Board members present included Jennifer Seiler, Joe Day, Jim LaRoche, Marilyn Grosjean, Duane Schleitweiler, Steve Anderson, Rick Bentley and Michael Lloyd. Connie and Pernie were also present. Lee Clemetson was absent.

The January board meeting minutes were approved online.

**President's Report:** Steve recommended that all trustees bring their Trustee Binders to the March board meeting to sort out board of trustee position numbers and binder numbers.

**Manager's Report:** Pernie Walla read the manager's report. Pernie communicated that we put our fully refundable earnest money down toward the land between holes 16 & 17. There will be two informational meetings held about the purchase of this land. We strongly encourage residents to attend these meetings, ask questions, and learn the plans we have for the future of Camaloch before a community vote is held concerning the purchase of the land. We are also updating the sprinkler heads on the golf course spanned out over 4 years to be financially wise. Pernie has great news that our water system replacement project has been fully funded by the state at an interest rate of 2.25%. This will be a great savings for our community as we move forward in the bidding process. We are hoping for construction to begin early next fall. Marilyn moved to accept the Manager's Report. Jim seconded the motion. Motion passed.

**Vice President's Report:** Steve Anderson has been working with the Camano Preparedness Group in efforts to utilize Map My Neighborhood throughout Camaloch. This program will equip us to help ourselves and our neighbors in the case of a major disaster. They will be hosting a CERT training in April at the Vista Madrona Fire Station. This training will encompass disaster psychology, first aid, team organization, fire suppression, amongst other things. The training is free. If you are interested, please let Steve Anderson or the golf office know soon. Steve will also be scheduling the special meetings concerning the purchase of the land between holes 16 & 17. He is thinking there will be one in March and one in April.

**Secretary's Report:** Jennifer Seiler relayed information regarding the repairs needed for pool one. The pool repairs needed include new

concrete decking and coping, new plaster, and new water line tile. We have received four bids (two bids by companies doing the complete job, one bid from a company for the pool deck, and a bid for a company to do the coping). On average the repairs will total around \$150,000. Since this is a very expensive repair, she is starting a committee to get input from the community. Here are the categories of help she needs on the committee: people who were involved in the repair of pool 2, people with vision of what our pools can become, and people with knowledge in the general repairing of pools. If you would like to join this committee, please contact her or the camaloch office.

Treasurer's Report: Jim LaRoche read the report. The income this month was 99.8% of the budgeted income and the expenses were 90.1% of the budgeted expenses. Michael moved to accept the Treasurer's Report. Marilyn seconded the motion. Motion passed.

Trustee's Reports:

**Marilyn** has been wondering about the possibility of changing the time of our board meetings. We decided to think about this as a board and discuss it at the March board meeting. Marilyn moved that the board have an executive session following the board meeting to discuss the contract with the Rockaway. Duane seconded the motion. Motion passed.

**Rick** expressed his excitement to be part of the board for this interim role. He hopes to serve our community well.

**Michael** will be sending a letter to lake front lot owners concerning a meeting to discuss the removal of deciduous trees around the lake. He estimates that 5-10 tons of organic matter is deposited into the lake yearly by these trees. It is costing the community \$8000 a year in chemicals to treat the lake against algae blooms partially caused by the organic matter decomposing in the lake. He is forming a committee to help battle the deciduous trees near the lake problem. He is looking for people who live around the lake since their input will be vital to the success of this project, people who have creative ideas on how to fund or take care of the deciduous tree problem (most of the trees are on vacant lots), and people who are just ready to get some work done. Contact Michael or the Camaloch office if you would like to be added to his committee.

**Joe** and the Financial Long Term Planning Committee have been looking at dues increases over the years since the beginning of the association. They have noticed that the dues have gone up slowly, but there have been huge spikes with assessments charged to community members when big projects arise. He and his committee feel that this

way of taking care of our community is not beneficial to the community members. He is suggesting that we have consistent increases in dues and set aside monies for big projects rather than lobby big assessments when things need to be repaired. Having consistent increases will help the association pay our employees a competitive wage (minimum wage increases have been detrimental to us as a business) and allow our members to be able to plan their financials into the future with a good guideline of what their dues will be as the years progress. Joe has also been learning about how other communities on the island charge for water usage. We all know that in Camaloch, we have it pretty good. However, we can see that in the future the state may be mandating that we charge for water usage overages. If you would like to know how much water your household uses compared to the average, contact the office. Connie has access to water usage data and would love to equip you with knowledge so you can make informed decisions for your household going forward.

Director of Golf's Report: Jim read the director of golf's report. Despite the rain, our amazing crew has done a great job of keeping the course in fantastic condition. Promotion of the Par 3 course has helped keep the course more playable. The ProShop will be carrying more club and bag choices and is excited to be welcoming the Glass Quest back this year. Steve Anderson added how amazing the crew was at helping sand bag the chalet to keep it from flooding during the hard rains. We just can't say enough great things about the great crew we have working for our course and community. Joe motioned to accept the report. Marilyn seconded. Motion passed.

#### Old Business:

Our search for board of trustee candidates is going well. So far four applications have been received and we anticipate a few more. If you would like to join the board of trustees, please fill out an application and turn it in the the office soon.

Drain basin on Lochwood Drive that we have been monitoring for the last year will be installed within this next week.

We are also hopeful for a solution to the dirt pile on the vacant lot on Lochwood Drive to be coming soon as well.

#### New Business:

2021 Budget/Dues Increase: The 2021 budget is still in the works. We did not make budget in 2019, but will make up the difference by

collecting on outstanding credit left on gift cards (gift cards that were purchased years ago, and have not been used yet).

Pernie envisions that our dues will increase due to minimum wage rising, cost of chemicals for the lake and golf course increasing, and just general cost of materials of every sort rising.

Rick proposed that we put a moratorium on spending outside of the essentials to run the business and association until the budget has been approved.

After much discussion, Joe motioned that the Financial Long Term Planning Committee work with Connie and Pernie at a minimum of once a week to establish a budget and long range plan with transparency for association members until the budget is completed. Michael seconded Joe's motion. Motion passed.

Ballots go out to the mail April 17th. Deadline to add anything to the ballot is April 1st.

Homeowner Forum:

Sandy Gascione inquired about the cost and state of the new entrance signs. The cost was \$15,000 and both the digital reader board and the Camaloch sign are still under construction. Neither sign is in its final state due to weather restrictions. She also mentioned two derelict vehicles that are a nuisance. Pernie knows the vehicles she mentioned and has been in contact with their owners.

Both Sandy and Mike Miller expressed concern about the Rockaway. Rick Bentley asked that the community be very careful in their speech about the Rockaway. Right now more than ever we need to be careful who hears what we say. The wrong words spoken to the wrong person could cost the association even more money in lawyers fees.

Marty warned the board to advertise for water system bids extremely well when that time comes. If we do not get many bids, it will be hard to get a good competitive rate for the job.

Meeting adjourned at 8:45PM.

Submitted by  
Jennifer Seiler  
Secretary, Camaloch Association