

Camaloch Association Board Meeting Minutes for 4-21-2022

Call to Order at 7 pm. Meeting was in the Chalet and on Zoom

Attendees - Kathy Nielsen, Elaine Wolfe, Tom Olsen, Cem Mattson, Rose Seaburg, Don Thompson, Mike Reynolds, Kat Swanson, Tim Easter

Absent - Jennifer Seiler

President' report - Kathy Nielsen will continue with office hours. She will be available on May 12th at the Chalet from 10-Noon.

Vice President - Elaine Wolfe - No report

Secretary - Jenn Seiler - No report

Treasurer - Tom Olsen - No report

Association Manager Report:

Mike Reynolds - Aerification of the greens began today. This was supposed to start earlier this week but was delayed due to weather.

Greens 12, 13, 15 & 17 have been temporarily closed for several months. Currently 12 & 13 are open, 15 should be open within a week and 17 is improving but it may be mid May before it is open. Trees have been removed to improve #17 with sunlight.

Finance Committee report:

Tom Olsen read the financial report. See Attachment. Thank you to Sandi Down for her continued assistance with our financial report.

Infrastructure Report:

Roads:

Tim E - Bid from Fidalgo Paving has been reviewed. Cost for Golf path and Road Repair is \$41,000. 7 areas of the golf path are listed for repair, area around the Pro shop and 3 areas of road repair. The cost is covered by the Reserve account and Tim will schedule with Fidalgo. The repair process will take about 2 days to complete.

Architectural Committee:

Don and Ed have been working with Concerns and permits over the last 3 months. Due to the association being more proactive with permit "signs" we are seeing an increase in permit requests.

Concerns:

During the month since the last board meeting 2 written concerns were submitted, both were investigated and resolved.

3 concerns were given informally, either verbally or through social media, 2 were resolved and 1 is an ongoing concern that should be addressed by committee or executive meeting.

Permits:

11 permits requests were received since the March board meeting. 9 were approved, 2 were for maintenance and did not require permits.

Please remember to call the office to have the architectural committee give "final approval" for your permit so we may close the project.

Septic:

Donny Watkins has cleaned the septic area by the Pro shop and changed the filters. He has agreed to maintain the septic system until a new septic is installed.

Water system:

Our Manual start pump that is used when power is out was not working properly due to problems with the lines. This has been fixed. We have consulted with Kaufman to see if we can bring in a new generator before we start the build on the new pump house. Being looked at is an autostart generator and an "all power" generator. Kaufman will get back to us with cost.

Operations

Human Resources:

Elaine W - Thank you to Kathy N, Rose S and Kat S for their help over the last month with staffing changes. Ashley Penner has left the Association to explore other opportunities. We have hired Lindsey Badgley as the Association bookkeeper, she will be working 15-20 hours a week. Welcome Lindsey!! Also hired is Ashley Gold, she will be working as our Office Manager, Welcome Ashley!!

The Employee handbook has been finalized and sent out to employees. The GM job description has also been finalized.

Policy Committee:

Rose Seaburg - No new policies to review but the most recent 2 have been approved and should be included with your personal handbook. The next meeting is May 6th.

Rental:

No report

Community Safety

Pool:

Please turn in any extra pool cards you may have, we are also deactivating all pool cards that have not been updated via the link in the recent Newsletter or the office.

Smith Lake:

The Fish have been delivered again a great time was had by all who attended last

week. The Fishing Derby is Saturday April 30th beginning at 8 am. Welcome to all children, there will be lots of fun and prizes.

New Business:

Nothing to report

Old Business:

We have received 2 bids for development of a new reserve study. SamDal & Associates have been selected to do the work. A study with a 3 year plan will be done that will include plans on how to fund the reserve. This company will work with Camaloch over the next 3 years.

Motion to move forward and accept the SamDal bid made by Kat Swanson, 2nd by Rose Seaburg. Motion approved unanimously.

Tim E - Concern about RV's parking on right of way, discussion included developing a new policy to cover parking areas and ROW. Suggestion by Elaine that we develop a permit process to cover for perhaps 30 days, then vehicle removal. This will give the homeowner time to make repair or other arrangements.

Homeowners forum:

Don Odenberg - for the policy committee, please review the bylaws and building and use rules when writing policies.

Don Clayton - Requesting that permit signs be up during the entire process of a project.

Meeting adjourned at 7:55 and moved to executive session to discuss legal matters.

Submitted by

Kat Swanson, Board member