

Beachcrest Community Association Annual Meeting

Meeting Date: 5/6/2020

Location: Zoom Teleconference

Welcome/Call to Order:

Larry called the meeting to order, introduced current board members, shared an overview of the agenda, reminded the group that www.Beachcrest.org/annualmeeting has much of the night's information, if they wanted to follow along there, and an overview of Zoom.

Proof of Notice of Meeting

Larry confirmed the proof of notice of the meeting.

Review of Minutes of 2019 Annual Meeting – Debbie Elliott

The minutes of the 2019 annual meeting were read and approved, as read, with 29 votes.

President's Report – Larry

Larry observed COVID has impacted the entire neighborhood but was pleased to see the amount of support neighbors had for each other. He also announced the large effort that has been placed on stormwater management and the update to a common concern, parking, with a proposed bylaw change. He also reflected that fireworks continues to be a passionate discussion. He advised that the community refrain from using fireworks on the beach this year, because of the coming high tide and lack of safe space for spectators.

Treasurer's Report/Budget – Kat

Account Balances as of March 31, 2020 were reported as follows:

- Checking: 31,368.09
- Marina Checking: \$3,780.16
- MMA/Reserve: \$84,406.45
- A/R: 5,342.23
- Total Assets: \$124,896.93

Kat shared an explanation of the budget format and amounts listed. Significant expenses included paving projects, a reserve study and financial review, adding a fountain to the playground. The annual assessment will increase from \$342 to \$349, due to an automatic CPI increase.

Kat moved that the budget be ratified. Loretta seconded. Larry called for a vote. Paul reminded the group that no matter the number in the household, or the number of lots owned, the vote is one per household. The motion passed with 34 yeses.

Property Manager's Report – Loretta

Loretta reported some significant projects and costs including sign replacement throughout the community. Beach access roads were cleared and graveled. Cabanas require minor maintenance

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including removing moss and sweeping at the east cabana. The ravine trail maintenance is being led by Grace Chrisler, who is working to remove invasive species and mitigate erosion issues. The electric beach gate is starting to show wear, and required a keypad replacement this year. The power pole for the beach gate had been temporarily fixed, but received a permanent repair. Loretta will be scheduling pavement crack repairs to lengthen the life of our roads and expects that we'll need funds saved for a more permanent fix in the next few years. Stormwater drainage systems have been a large focus this year, to minimize the amount of water infiltrating the soil, and Loretta has partnered with numerous experts to learn how best to address drainage and erosion management. She anticipates additional projects over the next few years to help mitigate erosion.

She is working with the installer of the playground fountain to fix it using the fountain warranty.

Hotsko and Son has resumed their contracted landscaping services at Beachcrest. Volunteers are filling the gaps by maintaining vegetation along the beach access road. Steve Hoffman has agreed to be the Volunteer Coordinator and is can coordinate volunteers to projects.

The community asked that Steve Hoffman's contact information be added to the webpage in addition to the Beachcrest Exchange on Facebook. Larry reminded the group that there is a volunteer interest form on the webpage too, and that those messages go directly to Steve.

Marina Manager – Steve Parkison

Steve shared a marina policy update that he reflected offered a more up to date process for leasing slips in the community marina. He also spent a large amount of time collecting required compliance documentation for slip renters. Invoices have been sent out, with the new \$475/year rate, which is an increase in \$100 from last year. There was a lot of trash and fill removed from the marina including tires, power and water are still a project – they are available at the dock, but not to each slip. Seventeen of the 24 slips are rented. 3 are tentatively spoken for, so we'll open the summer with 4 slots.

There is a lot of interest in a 3rd kayak rack, however, there was a request that a new kayak rack be built outside of the underside of the trees to minimize the pitch falling on the vessels.

Bylaw Change – Paul/Larry

Paul shared the basic premise of the proposed bylaw change, which covers two areas under community spending. The change proposes adding language to bylaw 4.11 Expenditures, to allow the board to cover unexpected expenses that arise as part of an already approved project, and updates bylaw 4.11.1 Emergency Expenditures to approve costs that arise outside of a county, state, or federally declared disaster, but threaten Beachcrest property or residents.

Paul moved the changes be approved. Kat seconded. The motion passed with 97% of attendees voting "for."

Elect Board of Trustees – Larry

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Larry explained the board positions available and shared nominations, which included Larry Lindsley, Kat Leathers, Anne Stone, Dennis Simmons, and Loretta Linstad. The candidates were all voted in.

Closing Remarks - Larry

Larry thanked the group for their patience and signed off.