

Beachcrest Community Association
8846 51st Avenue NE
Olympia, WA 98516

Monthly board meeting minutes for March 2, 2016, held at the Nisqually Reach Nature Center

Board members present: Larry Lindsley, Vic Zelepuza, Penny Kocan, Cindy Stichweh, Bret Bajema, Paul Wagner

Larry called the meeting to order at 7 p.m.

February meeting minutes read. There were amended to reflect that cabana reservations for 2016 will be taken starting at the annual meeting on May 4th.

Treasurer's report:

Bret reported as of December 31, 2015:

- Checking – \$109,595.52
- Marina Checking – \$7,272,97
- MMA – \$5143.93
- Accounts Receivable – \$15,487.76
- Total Assets – \$137,500.18

Vic had reported an absence of a transfer from the marina account to the general fund, which was researched and has been forwarded for correction.

There had also been a balance of \$20 on many resident accounts, which has been reported by Vantage as a late fee. However, Larry will partner with Vantage to determine the origin of these "late" fees before we provide notice of and request for late payment.

The Cost of Living Index calculation indicates we should anticipate a dues increase of \$7, which totals \$321/annually.

Property Management Report:

PSE will be onsite at 8:30 a.m. on Thursday, March 3rd, to replace the electrical box at the beach gate and the line going into it. Vic and Ben will fix the water leak at the west cabana. Vic asked Gary to work on the beach roads as soon as the weather improves. There will also be more gravel added to replaced gravel that has settled or been washed away with the high tides.

Vic reported a derelict car on Carole and said he would write a letter to the owners asking them to remove it from the community property.

Committee reports:

Marina –

Ben shared that Gary's Bulldozing has agreed to replace all the deteriorated marina wall fixtures with stainless steel cable ties, and replace the logs that have washed away, but the work will be completed at a later date to avoid further damage.

Ben reported a small watercraft at the boat launch that he and Vic will work on having removed.

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The ramp has been installed.

Ben estimated by the middle of March, Beachcrest would know if we will be able to take possession of the extra concrete floats from the Port of Olympia. Ben anticipates the floats will be installed at the east side of the marina. Ben is also working on new finger pier pilings – approximately 4-5 on each side, made of galvanized steel that will be driven into the ground to straighten and support the dock and finger piers.

The electrical bid for the dock is delayed as the electrician searches for a similar style of electrical box. Vic will also partner with the electrician working on the beach gate box for a bid.

Several changes are being proposed to address the high cost to maintain the marina and significant future expenses, as well as making the marina accounting easier to maintain, specifically, changes to fees, moving to an annual billing cycle, and revising eligibility for who can use the marina.

(See attached proposals)

A vote will be anticipated at the April meeting.

We will also consider how to improve awareness of the marina, manage slip availability, how residents can request use, and how long to accommodate current exceptions to the policy.

Bluff Management –

Nothing to report.

Playground –

Nothing to report.

Safety –

Vic will partner with a sign company to get an estimate of what it will cost to make our traffic signs conform to DOT standards and the recommendations we received from Martin Hoppe of the City of Lacey.

Communications –

The eBlast will be going out with a list of the upcoming events, including the annual meeting that will take place on Wednesday, May 4th at Olympic View Elementary. Cabana reservations will also be offered at that time. All residents will be getting a meeting reminder in the mail. There will be 4 board positions available at that time.

Old Business:

Nothing to report.

New Business:

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Vic and Ben estimated the cost of the water fix at the west cabana would cost less than \$100.

Items from the floor:

Nothing to report.

Announcements:

See attached agenda

Meeting adjourned at 8:10 p.m.