

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

Monthly board meeting minutes for March 1, 2017, held at Salish Middle School

Board members present: Larry Lindsley, Paul Wagner, Penny Kocan, Cindy Stichweh

Larry called the meeting to order at 7:02 p.m.

Crime Watch Presentation:

Larry introduced the Barbers and explained the recent challenges the community has faced including break-ins, theft of gasoline, and mail theft.

Thurston County Sheriff's Paul Counts was introduced. He provided some context and recommendations for prevention including:

There was only one crime report from Beachcrest—a shed break-in. However, there has been a spike in "Porch Pirate" activity across the region, or the theft of packages from doorsteps or porches. One of the best solutions is to get to know your neighbors and make sure you trade daytime phone number, as that's when many burglaries occur. The back door is typically the weakest door of the house particularly if they are sliders or French doors and are more than 10 years old. In particular, burglars focus on money, phones, tablets, and jewelry.

Video surveillance systems are becoming more popular and have proven helpful in identifying burglars, however, being able to download the video is necessary in order to be useful to law enforcement. You can also make belongings more secure by engraving your Driver's License Number on them, which can lead law enforcement back to you via stolen items. Having neighborhood watch meetings to discuss challenges and trade information with neighbors is also useful, as well as gathering information when you see suspicious activity, like license plate numbers.

One resident reported reading an article suggesting car registration not be kept in the car, and Paul reinforced that drivers still need to be able to produce registration and proof of insurance, but there are electronic options available and hiding documents, or carrying them on your person is a good option too.

Paul reminded the group that sharing news and updates with the neighbors can be helpful in identifying activity, but that sometimes it's people in the neighborhood who are contributing to the problem. He also reported an activity called Key Bumping, which is a new trend in which burglars fool the lock into opening, although kicking doors in is still a common practice. General deterrents include oversized screws in doorjambs, lighting the areas around the house with LED lights, and keeping the property up, or crime prevention through environmental design (CPTED) and especially locking doors.

Residents were encouraged to report suspicious vehicles to 911 or 360-704-2740, which Paul reported are options for getting immediate attention as well as emergencies. Reports of suspicious activity require evidence of illegal actions in order to be addressed by law enforcement, however, suspicious activity can also be reported to homeowners if the activity is from renters. Pictures can be useful in reporting activity, but they cannot be used to post strangers to the community Facebook page or other social media.

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There is a Thurston County app available that can be used to report crimes and review jail rosters and sex offender lists, or citizens can go to the Sheriff's website at www.co.thurston.wa.us/sheriff/. Ice Black Box is another tool that allows video uploads to their server that can't be removed.

Paul summarized, talk to your neighbors and share phone numbers, coordinate neighborhood watch meetings to discuss preventive measures, and be good witnesses for activity in the community.

Beachrest.Org/Crime-Watch also has a sign in sheet for volunteers interested in participating in crime watch meetings. Larry also reported the security patrol is lacking volunteers and residents are welcome to watch and share via the community phone tree.

Larry invited attendees to stay for the board meeting that would follow and there was a break of about 15 minutes.

Larry started the board meeting at 8:26 p.m.

Minutes of January and February meetings were read. They were voted and approved.

Treasurer's Report:

In Kat's absence, Penny announced account balances as of January 31, 2017:

- Checking: \$122,884.05
- Marina Checking: \$8,942.25
- MMA (Reserve): \$34,216.37
- Accts Receivable: \$6,037.82
- Total Current Assets: \$172,080.49

Property Management Report

Larry reported we still don't have a property manager and have been considering the possibility of hiring someone to take on the position. Residents asked if there is a job description and Paul shared the role includes keeping tabs on and addressing problems with the physical condition of the community property, with the exception of the playground which has its own committee. The role also involves coordinating Beachcrest resources to accomplish goals and one does not have to be a board member to serve as property manager. Laura suggested the post be shared with the community for volunteer consideration. Paul and Larry indicated a job description is being prepared.

Committee Reports:

Neighborhood Watch – Larry

Larry summarized the meeting and indicated the Barbers will be taking the lead on further activities.

Playground - Paul

Joe Irwin forwarded an email that Paul shared, in which he reported benches at the basketball court are missing planks, which can be worked into Clean Up Day. Wood chips need to be added under the

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swings. The Port-a-Potty is being used consistently. The ball box lock has disappeared as well as all the balls and Joe wanted to encourage donations.

Marina – Larry

Larry shared that Jason is coordinating updating dock pieces, which we're getting at a discount and are being installed with volunteer labor. At the last meeting \$8000 was allocated for dock repairs, but the actual cost was \$9081.86.

Cindy reported that in May, all dock users will be billed at the same time for the full slip fee. Kayak bills will also be forwarded.

Communications - Larry

A new edition of the View was shared last week.

Larry announced the return of the website to more reliable servers and upcoming eBlasts to share information. Clean Up Day is scheduled for Saturday, May 20th. The community garage sale date is to be determined. Potlucks were held last year on Fridays, so it is likely they will continue on Fridays this year.

Old Business:

Nothing to share.

New Business:

Larry proposed that we approve \$1081.86 to be payable to Evans Marine for materials already ~~purchased~~ ordered to upgrade and replace worn dock components at the marina, and that ½ of the money come from the marina account and ½ from the general fund. Paul seconded, the motion was voted and approved.

Paul moved that we allocate up to \$13,000 to beach road and storm drain maintenance including repairing the rock wall, cleaning up slide debris, and laying fresh rock on the surface of the road. Larry seconded. The motion was voted and approved.

Items from the floor:

Nothing to report.

Announcements:

Next meeting will be on April 5th at the Nisqually Nature Center and the Annual Meeting on May 3rd at Salish Middle School.