

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

Monthly board meeting minutes for June 7, 2017, held at the Nisqually Reach

Board members present: Larry Lindsley, Penny Kocan, Cindy Stichweh, Kat Leathers, Leslie Charlton

Larry called the meeting to order at 7:05 p.m.

The meeting minutes from March were read. Kat motioned the notes be approved. Cindy seconded. They were voted and approved.

Treasurer's Report:

Kat announced account balances as of April 30, 2017:

- Checking: \$85,853.47
- Marina Checking: \$2,984.54
- MMA (Reserve): \$56,580.31
- Accts Receivable: \$5,833.52
- Total Current Assets: \$151,171.84

Kat also noted during the annual meeting there was a question about the Reserve Account. She clarified that the amounts announced at the meeting were correct, and that the most recent reports had not reflected the most up to date information.

Property Management Report:

Larry reported we still don't have a designated Property Manager, but he thanked Vic for standing in and the great number of volunteers who have contributed to projects around the community. Dan Eason has volunteered to help and has suggested the marina gate be a priority. Dan has also coordinated beginning the beach road work.

A letter has been mailed to some residents about the proximity of the sewer line to their homes. Larry reported the board will do some partnering to learn more about the protocol involved with the introduction of sewer to the community.

Committee Reports:

Communications - Larry

Larry reported there is a new View coming out with details on volunteer opportunities in the community, including July 4. Kat volunteered to write an article on our recent discussion about parking on the pavement.

Marina – Larry

Cindy reported the number of cleats is deficient for the number of tie offs needed in the marina. Larry shared that he thought it was part of the agenda for repairs. She also reported the grass to the kayak racks needs to be cut.

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Old Business:

Kat summarized the June 2017-May 2018 budget. Kat also shared that there was recent communication on the Beachcrest Exchange expressing a desire for more notice on any changes to dues, so she suggested we add a note to the notice that goes out announcing the annual meeting.

Kat moved that we adopt the budget. Leslie seconded. It was voted and approved.

Kat shared a tree trimming proposal from herself and her neighbors, the Porters. They have consulted with Olympia Tree Care for a plan. She has also suggested there be permission to trim the same trees on consistent basis. There was discussion. Larry moved that we vote on the tree trimming proposal. Cindy seconded. It was voted and passed.

New Business:

Kat reported three lots owned by the McMeels are being sold and divided. The board voted on whether dues should be assessed prior to 1988 for lack of documentation and whether assessments should be applied to one lot or two. The decision was made to waive pre-1988 dues and to assess both properties unless the owner can prove that an exception under bylaw 9.4 applies.

Kat moved to approve up to \$1600 for July 4 security coverage. Cindy seconded. It was voted and approved.

Larry moved to allocate \$3000, \$1000 of which will come from the marina account and \$2000 from the general account, in order to repair the marina gate and install a fence.

Items from the floor:

Nothing to report.

Announcements:

The meeting was adjourned at 9:01 p.m.