

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

Minutes of the monthly Board Meeting, July 2, 2014 held at the West Cabana (although originally scheduled to be held at the Nature Center, the location was changed and a sign advising residents of the change was posted on the reader board).

Members present: Paul Wagner, Kat Leathers, Bret Bajema, Vic Zelepuza, and Larry Lindsley.

Paul called the meeting to order at 7:05PM.

Meeting Minutes: The minutes for the Board Meeting held on June 4th 2014 were read and *approved with the following clarifications: (1) Under the “Playground” report, the last name Hutton was corrected to Hixon; (2) Under “New business” matters, a correction was made to reflect that the proposed interceptor drain is intended to capture subsurface water, not water run-off; and (3) Under “New business” matters, it was clarified that the amendment approving installation of the interceptor drain was contingent on holding the current/future property owner responsible for unplanned consequences *and also* for maintenance of the drain itself. *Note: Larry abstained from voting on approval of the minutes because he arrived at the meeting after the reading of the minutes had already begun.

Treasury: Bret reported that as of **May 30th**, 2014 BC has \$78,966 in checking; \$10,579 in the Marina account; \$5,131 in the MMA and \$12,999 in Accounts receivable. Vic reviewed bills paid since the last meeting.

Property: Vic reported that the damaged top for the new metal picnic table was replaced with a new top (at no cost to BC); 2 benches for the playground arrived and need to be assembled; work is in progress to fix the light at the marina; work is in progress to maintain vegetation at the marina and East Cabana; the contract with Jeff Hotsko to maintain BC vegetation is up for renewal and no changes are expected to be made to the existing contract; the property management company for the property in foreclosure at 5221 Yearley had been contacted several times regarding maintenance of the lawn, and it is expected that the yard will be addressed soon; it was noted that residents should be extra careful driving by the house on the corner of 50th and Beach Way due to children from that house playing on the road; and the foliage at Marian & 50th will be cut back by BC volunteers under Vic’s supervision. Bret noted that he was experiencing low water pressure issues at his house and asked if anyone else had the same problem; no one else reported a similar problem.

Committee reports:

Marina: Ben reported that there was no change in the status of the marina, and that he had not heard further from Gavin on our permit application. Ben stated that the marina is “falling apart” and that we need the permit to begin repairing the marina. Paul offered to help in any way needed. Ben reported that Jim Arnold with Alfa Marine repaired the 4 buoys at a cost of about \$900, which was less than anticipated. Jim Arnold estimated that the work done on the buoys should last about 3 – 4 years. Ben reported that Jim found anchors for 2 additional buoys while repairing the other buoys, and Ben is considering setting those up for use. He further noted that after Jim Arnold worked on our buoys, he noticed that some of the buoys now sink at high tide and he has a call in to Jim to fix that. Ben submitted a bill from Alpha Marine to the Board.

Newsletter: There was no newsletter report.

Communications/Website: Larry reported that some residents with Apple devices are experiencing compatibility issues with our website, but he is not aware of a solution. He stated he would keep residents posted about upcoming events, including the 4th of July and the yard sale, and would send out another eBlast reminder soon.

Playground: Although there was no playground report, it was noted that that the playground benches had arrived and would be installed soon, and that at least one playdate has been held at the playground.

Safety: Kat reported that the contract for 4th of July assistance from Thurston County Deputies had been finalized, and that she was not aware of any safety issues. Residents reported that 2 young men in kayaks recently tipped their boats over; that BC residents heard their call for help and called 911 and the coast guard, and several BC residents quickly got down to the beach to try to help. The 2 young men were rescued by a stranger before the coast guard or other emergency crew could get to them.

Other/Bluff Conservation: Paul asked Larry to provide a recap of the June 30 Bluff Conservation meeting. Larry explained that about 20 residents met at the West Cabana for the first of what will likely be several meetings to discuss bluff conservation in BC. He reported that the goal of these meetings is to draft a master plan to improve bluff retention and proper management of water impacting the bluff. He noted that residents provided input on changes they have seen in the condition of the bluff over the years, as well as steps taken by individual homeowners and the Board to protect the bluff and to reduce the number of landslides. Paul attended the June 30 meeting and noted that homeowners seemed open to establishing a plan on how to manage vegetation on their own private property. Larry stated that homeowners were in agreement that we should invite experts to assess our bluff and provide us with input on best practices, including experts from Thurston County Conservation District who will provide their input at no cost to BC. Larry stated that he has tentatively scheduled additional meetings to occur on

the last Monday of each month for the next few months, subject to the availability of bluff management experts.

Unfinished business: No unfinished business was discussed.

New business:

Paul noted that the Board received a letter dated June 17 from Bill Hine regarding management of the subsurface water on his property, and he asked if Bill wanted to address the letter. Bill Hine stated that although the Board approved his motion to install an interceptor drain at the last meeting, the Board's decision to make approval of the installation contingent on the current/future owner of the property being responsible for any unintended consequences makes installation of the drain impossible. He stated he would be willing to be responsible for maintenance of the drain itself but he might not be able to sell his property if current/future owners are responsible for unintended consequences from the installation. Mr. Hine stated that he met with 2 experts who told him that taking water off the back of his lot would be helpful but would not be the best solution. He stated that the best solution is to install the interceptor drain, and that any subsurface water from his property would add only a "trickle" of water to BC's existing drain. Bill asked that the Board rescind the requirement that current/future owners of his property be responsible for unintended consequences.

A discussion ensued between the Board and Bill Hine regarding the Board's concerns about the unknown impact of installing the interceptor drain, and the Board asked if Bill could obtain a letter from an expert agreeing with him that any water coming from the subsurface of his property would only add a small ("trickle") amount of water. Bill stated he did not believe that any expert would agree to give him a letter to that effect. Paul tried to identify other options that might help Bill, but also stated that the Board is trying to avoid any unanticipated responsibilities or concerns for the Community in the long term.

There was no motion to rescind the contingency language, but Paul agreed to talk to Rich Geiger, one of the experts that Bill consulted.

Announcements:

July 4 – Parade begins at 10am; no additional volunteers needed for the 4th.

July 12 - Community Garage Sale

Next meeting: August 6 at the Nature Center at 7 PM.

Meeting adjourned at 8:10 PM.