

Final

Draft Minutes of the Collins Lake Community Club Monthly Board of Directors meeting

19 April 2015

Called to order at 4:05PM by Vice President Sue Salt at the Collins Lake Fire Station

Present: Sue Salt, Thom Dolder, Kim Fitzhugh, Randy Dills, Ron MacDonald and Loren Chilson

Absent: Joann Hurley and Ben Flanig

Visitors: Holly Tomlinson, Stan Marsh, Steve Dameron and Skye MacDonald all community members ;
Juanita Carbaugh of CMCA,

Approval of Minutes: Minutes for the 15 February 2015 meeting were read by Sue Salt. A motion was given by Loren Chilson to approve minutes as read, seconded by Sue Salt. The motion passed unanimously.

President Joann Hurley arrived at 4:13PM to receive the chair for the meeting.

Special Presentation to the Board: Joann Hurley introduced Juanita Carbaugh, owner of CMCA located in Gig Harbor. CMCA specializes in supporting HOA groups and was invited by the Board to present her company's services to the Board for consideration of engaging services from CMCA. The quoted price for our organization is \$349.00 per month and is locked in for the next three years. Some of the services will include: maintenance of membership list, collection of annual dues or assessments, tracking of property transfers and whatever else the Board may decide the firm to be responsible for. This service does not include the water system which will continue to be managed by Northwest Water Systems. We can cancel at anytime if dissatisfied with the service by CMCA. Ms. Carbaugh indicated when answering a question regarding digital security that all efforts are made by CMCA to secure our records from cyber attack. Ms. Carbaugh thanked us for the opportunity to meet with us and departed at 4:53PM.

Officer Reports:

President: Joann Hurley indicated the community bylaws have been officially amended and recorded.

Next item, when discussing the possibility of pursuing foreclosure on a number of seriously delinquent lots, it was learned that on average, it would cost approximately \$10,000 to bring each lot to foreclosure. Some discussion if it is wise to spend that much on each lot. No motions from the discussion.

Vice President: No report

Treasurer: Thom Dolder indicated that we currently have about \$13,000 outstanding in back dues and that all should know how hard that this really is to track by the volunteer Board. He encouraged us to consider how we could improve collections by engaging the services of CMCA as soon as possible.

Water Operations: Loren Chilson presented the water usage report through March 2015. We are currently at 173,513 cubic feet pumped through 31 March, with our annual average at just over 800,000

cubic feet pumped per year. He stressed that everyone in the community must be vigilant in quickly spotting and reporting leaks.

Next item is the Request for Bids on the old concrete water tank replacement; all were in agreement that the current document is now ready for legal review by our attorney. A motion was given by Thom Dolder to direct Loren Chilson to send the current Request for Bid document to Hoss-Wilson Hoss for legal review, seconded by Sue Salt. The motion passed unanimously.

Next item is Propane Fuel pricing for our generator. All indications from three suppliers contacted have been the need to install their tank level device if we want them to direct fill when necessary. This would require either a phone line to the propane tank or a wireless node that would communicate to a phone hub in the pump house. The recommendation is to forego the added expense and continue to monitor propane levels at each pump house visit like we currently do, and then call around for the best price when we reach 50% in the tank.

Last item is the Water Rate Study which he recommended to be tabled until a committee could be created.

Committee Reports:

Lake and Fish: Sue Salt indicated that she had no further updates at this time. Jay Gupta has requested that the community members who catch fish in our lake, to take pictures of the catch so that we can identify the species in our lake.

Old Business: CL1TR58 Water Acct, Kathy Furniss still has not produced her official request for water leakage forgiveness...Loren Chilson will contact her to provide the request to the Board.

New Business:

Pancake Breakfast and Rummage Sale on Fishing Derby Day...more planning to be conducted...

New South beach man gate keypad not functioning...Thom Dolder will contact Viking fence to have it adjusted...

21 NE North Shore Place has had a property transfer due to the previous owner's death...Thom Dolder will contact the new owner and send a billing for New Member fee (\$200)

CL3TR17 Swisher...Joann Hurley indicated that all our paperwork has been sent to the owner's attorney.

Fish Stocking Policy – due to the recent emails from Tom Raeburn, the Board reviewed the current fish stocking policy which limits our stocking to 1000 fish per 12 month period (1 July – 30 June).

CMCA Engagement... A motion was given by Thom Dolder to accept the engagement quote from CMCA to begin management of our Community Club dues collection at \$349.00 per month, seconded by Kim Fitzhugh. The motion passed unanimously.

Adjournment: A motion to adjourn at 6:05PM was given by Loren Chilson, seconded by Ron MacDonald. The motion passed unanimously. Next meeting is Sunday 17 May 2015.

Accepted 5/17/15
