

Collins Lake Community Club

Monthly Board of Directors Meeting Minutes

April 9th, 2017

Call to Order: The regular monthly meeting of the Collins Lake Community Club Board of Directors was held on Sunday, April 9th, 2017, at 2:00 P.M., at the Collins Lake Fire Station, The President being in the chair and the Secretary being present.

Attendance: Board members present were Dave Thomas, Jay Gutka, Ron MacDonald, Steve Dameron, Dale Gadley, and Ben Flanig. Rachel Talbot, Randy Dills and Loren Chilson were absent. 5 visitors were present.

Approval of Minutes: Minutes from the March 19th Board of Directors Meeting were sent to the board and B. Flanig motioned to “accept the minutes as presented” and was seconded by D. Thomas, motion passed unanimously.

Officer Reports:

President: The President has contacted Viking Fence regarding authorized repairs. He will follow up with Viking regarding the estimated completion date. Discussion also touched on warranty period, physical condition/construction and that our issues are not a defect but due to intentional abuse.

Vice President: Nothing for the board.

Treasurer: Absent.

Secretary: Review of Secretaries communication log, status of the annual letter, further PPM updates require board input and the status of CLCC annual access passes. Annual passes will only be provided to members currently in good standing.

Water Operations Manager: Absent

Unfinished Business:

1. Annual Dues:

A minimum increase to \$60 annually was discussed. B. Flanig will add a motion to the annual letter to notify the community of the proposed 2018 change. This will require a community quorum of 10% and in the absence of a community quorum the board will enact a sufficient increase to support the well-being of the community.

Discussion of the upcoming year’s budget and the requirement to send it out with the annual meeting letter.

Discussion regarding the HOA reserve account and values from 2009 time frame and historic cash flows. There is a three year RCW requirement to evaluate the amount and determine an updated value. Historically the \$200 new member fee was segregated to cover miscellaneous costs and significant upgrades/work.

Committee Reports: Discussion regarding the inactivity of the CCR Enforcement Committee due to lack of community interest.

D. Thomas motioned to “remove Deborah Birch as the chair of the CCR enforcement committee” and was seconded by J. Gutka. Motion passed unamously.

D. Thomas motioned to “look for a new chair to reinstate the committee via the CLCC newsletter and annual letter” and was seconded by B. Flanig. Motion passed unamously.

New Business:

1. Year Round Lake Access: Discussion regarding lake access and applicability of State fishing periods to CLCC. Collins Lake is no longer listed in the State Fishing pamphlet. It is still up to the individual to meet all applicable regulations per state law. B. Flanig will update the PPM to reflect the ending of limited community beach access and identify the areas as accessible year-round. Current Sani Kan policy will not be changed.
2. CLCC Web Presence: L. Whaley briefed the board regarding the collinslake.news website and the required changes for future hosting. Direction was to lapse the current hosting and consolidate the content within the www.collinscakewa.org website we currently pay to maintain. D. Thomas took action to coordinate the ability to have multiple individuals update web content at collinslakewa.org.
3. Collections on overdue accounts: Discussion covering the recently delinquent HOA accounts. HOA-CS provided a sample letter which was discussed. During conversations with some of new owners and delinquent folks it was noted they were not aware of their status. The board will be making a one-time effort to validate delinquent owners are aware of their status prior to moving forward with the application of liens or foreclosures.

B. Flanig motioned to “engage all delinquent HOA accounts with a formal letter with no additional late fees or processing charges being assessed” and was seconded by D. Thomas. Motion passed unanimously.

4. Community area maintenance:

S. Dameron has contacted several contractors and hopes to start obtaining bids next week.

5. Short discussion regarding 2 delinquent NWS accounts. D. Thomas will follow up with NWS.
6. Short discussion identifying that the free version of Skype now allows multiple users. This could be a medium to allow a distance meeting per our Bylaws.
7. Discussion regarding a member who uses the north beach with a disability pass. The member has no safety concerns regarding continued use of the North Beach. Topic was tabled without Board action or any changes in current practice.

Adjournment: D. Gadley motioned to “adjourn the meeting at 3:15 PM” and was seconded by D. Thomas, motion passed unanimously. The next scheduled Board of Directors meeting will be on 5/21/17.