

**BEVERLY BEACH IMPROVEMENT CLUB**  
**MINUTES OF THE ANNUAL MEETING**  
**JULY 31, 2010**

The meeting was called to order by President Fred Marshall at 10:00 a.m. at the Bayview Senior Center. Fred welcomed everyone and then introduced the current Board of Trustees: Trustees Dianne Shiner, Jim Lightner, Dave Demorest; and Secretary/Treasurer Ron Buzard. Vice President Joel Wight was unable to attend the meeting.

**Minutes of 2009 Annual Meeting**

Secretary/Treasurer Ron Buzard, read the minutes of last year's annual meeting. It was moved that the minutes be approved as written, motion was seconded and approved unanimously.

**Treasurer's Report**

Sec/Treas Ron then presented the Treasurer's report and promised that a copy of the Balance Sheet, the Profit and Loss Statement and the Annual Auditor's Report would be mailed to all members along with a copy of the minutes of the Annual Meeting. He noted that the Club's cash position is \$46,815.66 in the bank accounts at Wells Fargo. Copies of the July 30, 2010 financials and the auditor's report were handed out at the meeting. Ron then reviewed the changes in our various insurance coverage policies, resulting in an annual cost of approximately \$5,900.

**Annual Dues Rate**

Fred announced that the Board recommended not to increase the annual member dues of \$60 or the water assessment of \$300 and the hookup fee of \$11,000. It was moved, seconded and approved unanimously that the existing hook up fee, annual dues and water assessment be approved for next year without any increase.

**Water System Operator's Report**

Sue Wicklund, our Licensed Water System Operator, explained the annual Consumer Confidence Report and the fact that we have not had any negative laboratory reports on the safety and purity of our water supply over the past year. Sue also explained the use of a static measuring device that we purchased, which measures the depth of the water in the well casing periodically. The good news is that the water level has remained the same since the well was drilled several years ago.

**Gully Access Repairs**

Ron gave an update on the "Gully" beach access improvements that were completed soon after the annual meeting last year. All repairs were made by a volunteer group of owners and special thanks go to Dick Grace and Joel Wight for organizing the team. It was suggested that hand rails be built in a couple of areas for safety reasons. Notice will be given for volunteers to help in the construction of the rails while the good weather is still with us.

**Water Meter Installation**

Ron reported that all water meters have been installed as of mid January and the costs came in at the budgeted amount of \$500 per meter. The meters have allowed us to locate several leaks, which have since been repaired. He also noted that installation of the ATEC filtration system, construction of 6" pipelines and meter installation were all accomplished without the need for any member assessments.

**Water Meter Rates**

David Demorest and Lloyd Hammel have been working on a proposed "tiered" rate structure to be voted upon at the 2011 annual meeting. The delay in implementing was due to the fact that February, 2010 was the first full month that meters were read and that we need at least 12 months of readings to determine a fair rate structure. David then explained how the system would likely be set up. A lengthy discussion followed as to the fairness of the rates as it applied to part time residents vs. fulltime residents. A motion was made to table the discussion and have members email or call in their suggestions to David for his and Lloyd's consideration. The motion was seconded and unanimously approved.

**Meter Maintenance**

Jim Lightner has been reading the meters on the first of each month and asked that owners please periodically remove debris from the meter covers to make it easier for him to locate them. He also suggested that part time residents turn off their water at the meter box in the colder months when they are not using their homes and to be sure to turn off the hot water tank at that time. Shut off wrenches are available at Ace or other hardware stores.

**Changes to Articles and By-Laws**

Fred explained the need to separate the Secretary/Treasurer positions into two separate Board positions. The workload to handle the two positions by one person has become very time consuming. A motion was made to approve the changes in the Articles of Incorporation and the By-Laws enacting this split and was seconded and unanimously approved.

**Nomination and Election of Officers and Trustees**

President Fred thanked Lloyd Hammel for his years of service on the Board. Lloyd has agreed to continue as an advisor to the Board and to work with David Demorest on establishing the water rate schedules. Fred then called for nominations from the floor. There being none, it was moved and seconded that nominations be closed and a unanimous vote for the slate of officers presented was approved. .

The new Board of Trustees is as follows:

President – Fred Marshall  
Vice President – Joel Wight  
Secretary– Ron Buzard

Treasurer – Maureen Horn  
Trustee - Dianne Shiner  
Trustee – David Demorest  
Trustee – Jim Lightner

**Other Business**

Ron invited all Owners, whether or not they are hooked up to water, to list their information in the 2010 - 2011 Owner Directory. To date, 110 Owners are listed.

Meeting adjourned at 11:30 a.m.

**Visit our Website at  
[www.beverlybeachimprovementclub.com](http://www.beverlybeachimprovementclub.com)**

Respectfully submitted,

**Ron Buzard**  
**Secretary/Treasurer**