

**BEVERLY BEACH IMPROVEMENT CLUB**  
**MINUTES OF THE ANNUAL MEETING**  
**August 24, 2013**

The meeting was called to order by Acting President Joel Wight at 10:00 a.m. at the Bayview Senior Center. Joel welcomed everyone (33 properties were represented by owners, and 10 by proxy).

Fred Marshall recommended that the minutes of the 2012 annual meeting (as mailed and posted on the website) be approved as written; the motion was seconded and approved unanimously.

**Financial Report**

The FY 2012/13 Balance Sheet and Profit and Loss Statement were distributed and presented by Treasurer Linda Kemp. A member asked if these statements were Drafts as they did not include 2012 to 2013 depreciation. It was confirmed that depreciation had not been included and that this would be corrected. The later date for the annual meeting allowed for the yearend financial statements to be otherwise complete, and for the books to be reviewed by Maureen Horn in the office of O'Brien Bookkeeping where BBIC records are stored. The community expressed its appreciation for Maureen's review.

Linda noted that our checking and savings accounts are quite low, each below \$2,000.

**Report from Joe Waldrup, BBIC Water System Manager**

Joe Waldrup highlighted the improvements in operation and preventative maintenance that have been developed in our system, and noted that the system functions now more to prevent problems, rather than waiting to correct them. In response to last year's concern about the amount of treated water possibly flushing into the Sound, Joe reduced the volume/week from 4800 gallons to 3600 gallons/week this year. One member expressed concern about continuing sediment, and another about the volume used for flushing. It was explained that this volume is necessary for unidirectional flushing of our ring main to create an even distribution of chlorine throughout the system.

Joe indicated that he has not observed any trending changes in the quality of our water, and that we continue to pass all standards with good system health. Joe distributed his task list indicating the maintenance schedule on a daily, weekly, monthly, quarterly, and annual basis. Joel thanked Joe for his excellent service.

**Trustee Evaluation of the 2011/12 Rate Structure**

Dianne Shiner reviewed the mailed report to the membership, first correcting an error in the projected yearend deficit that was supposed to be \$5,063 rather than \$9,336. Because we had the yearend financial statement, it was possible to compare the projected figures with the actuals, and discover that the estimations were very close (within \$70 of administrative expenses and within \$408 of water operation expenses). Repeated deficits have drained our contingency funds, and the Board recommended that annual membership dues increase to \$92 (from \$60) to cover administrative costs, and that the base operating fee for the water system increase to \$206 (from \$200) to achieve our goal of recovering all costs annually.

The total annual fixed fees for members with active hookups would therefore be \$538. Joe Waldrup reported that another Island system charges a \$200 annual membership fee and a fixed \$43/mo for water, totally \$716 annually. Members commented that our water costs are very reasonable, particularly in comparison to public urban systems. One member even encouraged charging more.

Extended discussion took place about overage charges, including how the flat base cap of 5,000 gallons was chosen and whether it is fair to families. A suggestion was made that overage be determined annually to be more fair to seasonal residents. Are we already conserving as much as possible as a community? Would it be simpler to just charge a higher base rate? Differing views were expressed.

Bob McConnaughey moved that the Board reconsider raising the conservation threshold of 5,000 gal/mo/household and overage charges in light of the discussion and report at the next annual meeting. The motion was seconded and received 8 yes votes, but the majority voted no. The motion did not pass.

Dave Bravender moved to approve the recommended member fee of \$92. It was seconded and passed unanimously.

Dave Bravender moved to approve the recommended base water fee of \$206. There were 3 no votes, and approximately 38 yes.

Dianne thanked David Demorest for his skill and service in providing a website with timely and useful information for the full community, as well as helpful analysis of water usage and capital assets.

### **Water Shutoff Demonstration**

Jim Lightner urged members to conscientiously turn off their water at the meter, and flip the electric circuit breaker for the hot water tank, when being gone for an extended time (a week or more, though he gave an example of damage caused by only a 3 day toilet leak). He demonstrated the use of a valve shutoff key, but it was noted that this key does not work for a few shutoff valves. Jim will assist in making changes for those for whom this key does not work. Ace Hardware provided shutoff keys for sale at the meeting. Jim urged members to also be mindful that toilet bobbers wear out and need replacement after several years as they can cause considerable water waste when they leak.

Joel thanked Jim for his years of service on the Board and announced that he will continue to be the meter reader for the BBIC system. Jim has completed his term as Trustee.

### **Nomination and Election of Officers and Trustees**

Ron Buzard presented Robin Charlwood as Board nominee to replace Jim, and Fred Marshall for election to a second term. He also invited nominations from the floor. Hearing none, he proposed the following slate of officers which was moved, seconded, and approved.

The 2012-13 Board of Trustees is as follows:  
Joel Wight, President (second year of second term)  
Jean Summers, Vice-President (final year)  
Dianne Shiner, Secretary (second year of second term)  
Linda Kemp, Treasurer (second year of first term)  
Ron Buzard, Trustee (third year of first term)  
Fred Marshall, Trustee (first year of second term)  
Robin Charlwood (first year of first term)

### **Other Business**

John Horn noted an apparent discrepancy of nearly 20% water between the metered usage levels recorded on the website and those recorded at the well pump. An explanation for this apparent discrepancy was requested. Some of this can be accounted for by the unidirectional system flushing and most of the remainder by the filters backwashing. The "unaccounted for water" for 2012-2013 was less than 2.3% of the pumped amount and is well within WA State limits of 10%. (This information is available under the "Monthly Water Audit" tab on the website which shows the specifics of these quantities.) The Board agreed to investigate this further with Joe and provide an explanation or make corrections as needed. Thanks to John for raising this issue.

Duane Spangler is interested in selling his lot on Alder near the intersection with Spruce, and was available to discuss with interested parties after the meeting.

Joel thanked the members for their active participation in the meeting and in the community. The meeting adjourned at 11:40 a.m.

Respectfully submitted, Dianne Shiner, Secretary

**NEXT YEAR'S ANNUAL MEETING WILL CONVENE ON SATURDAY AUGUST 23, 2014.**