

BEVERLY BEACH IMPROVEMENT CLUB
Board of Trustees
Meeting Minutes of June 27, 2014

The meeting was called to order at 10:00 am at the home of Trustee Linda Kemp.

Attendees: Board members Ron Buzard, Joel Wight, Linda Kemp, Robin Charlwood, Fred Marshall, Jean Summers, and Dianne Shiner.

Financial Update

Treasurer Linda Kemp reported that we appear to have a healthy yearend, pending substantial insurance billings in July. Dianne will draft a projected yearend analysis after obtaining the June financials from Amber.

After recent notices, there remain 4 members with outstanding bills. These will be pursued by direct conversations with individual trustees.

Recent charges for a new hookup raised a question as to whether these should be considered a capital or operating expenditure, as well as where future hookup fees should be held. Robin, Dianne, and Fred will draft a recommendation for the next meeting.

Rental Issues

Some members have expressed concern about the intended rental of a parking pad for RV's in the community. To the extent that this may be in violation of county codes, Joel will advise those members that they may file a complaint with the county as well as speak to the member of concern. It is not the intention of the Board to intervene in disagreements between neighbors, nor between members and the county, unless the welfare of the full community is considered sufficiently at risk.

To the extent that this may be in violation of the original BBIC covenant ("the owner of a private dwelling may have the right to rent the property from time to time, but he shall not have the right to engage in a hotel, lodging house or cabin for rent business on said property"), Joel will clarify the legal status of those restrictions. It is believed that those restrictions have long expired, and is certainly not the accepted practice of the current community. Joel will report back at the next meeting.

Flushing

Since the last Trustee meeting, there have been a variety of complaints regarding flushing on the North end. Ron did discuss frequency with Joe who felt that it was necessary to continue weekly to maintain quality. Calls/emails have been received both about odor and discoloration, as well as about runoff causing damage to private property. In the latter case, Joe unfortunately wiped out some recent improvements made by a neighbor to restore the bank and provide some landscaping for the benefit of the community (he was actually given a small grant from the Board to help with these improvements). Ron and Joe have promised to repair the damage and worked out an alternative flushing system, utilizing diversion hoses, that was acceptable to the aggrieved party.

Concern has been expressed about the slowness of the Board's response, as well as whether the diversion is simply shifting the problem elsewhere. We were reminded of the expensive

pumping system that was recommended to the Board in 2012. Robin and Ron will investigate alternatives and prepare a report for the Board that Joel will utilize in meeting with the concerned neighbors. Joel reminded us that we seek equilibrium and mutual respect in all of these difficult issues, and thanked the volunteer Trustees for their energy and hours of continued service.

Nominations

All current officers have agreed to continue except for Jean whose term has expired. Robin has agreed to serve as vice-president. Several good nominees have been identified for the vacant Trustee position, and an order in which they would be approached was established. Ron is the contact person for the first two, and Dianne for the third if necessary. The nominee must be confirmed by the next Trustee meeting.

Board Operating Manual

Jean distributed the first draft of a working manual for the Board regarding tasks and practices that would assist an incoming member. She asked that we review and prepare suggestions/alterations for the next meeting. She further agreed to continue this project to completion after retiring from the Board.

Next Meeting and Mailing

The next meeting will take place on Tuesday, July 8, 10 a.m. at Dianne's house. Agenda will include approval of the Rate Structure report as well as followup on several issues for this meeting.

The mailing party for the annual meeting will take place at 10 am on Thursday July 24th at Dianne's. Content will include the agenda, email/proxy notice and return envelope, and rate structure report. The comparative survey, draft financials, and CCR will be available at the meeting.

Submitted by Dianne Shiner, Secretary