

BEVERLY BEACH IMPROVEMENT CLUB
Board of Trustees Meeting
June 22, 2016

The meeting was called to order at 10:00 am at 1842 Foliage St., Beverly Beach.

Present:

BBIC Board members present: Robin Charlwood, Gordy Frederickson, Jim Norman, John Barney, Trisha Brigham, and Gina Truesdell.

Everyone was welcomed. Robin handed out a copy of the Agenda, the BBIC Water System Capital Improvement Capital Reserve Budget spreadsheet, and the Consumer Confidence Report for 2015. The Consumer Confidence Report for 2015 is also posted on the BBIC website

Treasurer Linda had reviewed the fiscal status of BBIC accounts and these were forwarded to Board members before the meeting. The estimated status at FY year end appears to be close to the budget.

The plan and budget for outstanding actions was reviewed.

1. BBIC's insurance carrier requires that a warning sign for water activities be placed at each beach access. Gordy has the signs in his possession and the Board will follow up with installing them on BBIC property.
2. The pump house roof has deteriorated and needs to be replaced. The fence around the pump house was damaged by a falling tree and needs to be repaired. The Board has received a verbal estimate for the cost of installing a metal roof, and the Board will follow up by getting this estimate in writing, and also obtain additional estimates for metal and composition roofs. An estimate for replacing the fence has also been obtained. The Board decided that the pump house and fencing comprises an integral part of BBIC's water system assets and therefore provision for repairs due to normal wear and tear should be included in BBIC's Water System Capital Improvement Capital Reserve. The capital reserve fee for 2016/2017 to be charged to owners with water hook ups will be adjusted to include these two items which were not included in the asset list previously.
3. Joe Waldrup voiced concern about the condition of a few trees adjacent to the pump house lot and a concern that they might fall on the storage tanks or pumphouse causing serious damage. The Board will follow up with discussion with the lot owner.
4. There was discussion about the effects of loss of electrical power due to high winds, an earthquake or other natural event. Given that after such an event, BBIC would have about a week's supply of water in the tanks which can be distributed by gravity feed, the Board decided not to invest in the cost of a backup generator at the pump house.
5. It was acknowledged that repairs to the stairs at the north beach access have been completed and the stairs are open for residents and guests to use at their own risk.

Treasurer Linda Kemp and Robin Charlwood will prepare a budget and proposed rate structure for the next FY 2016/2017 for review by the Board and presentation and approval at the Annual Meeting.

Preparations for the annual meeting scheduled for August 20, 10 am to noon, at the Bayview Senior Center were discussed. The Consumer Confidence Report for 2015 authored by BBIC's water manager Joe Waldrup is posted on the website and will be distributed as part of BBIC's mailing which will go out to owners two weeks ahead of the meeting. Like last year, a potluck picnic for BBIC members and

guests at a location in the Beverly Beach neighborhood will follow the meeting. Potential dates for the 2017 Annual Meeting are Saturday August 19 or 26.

According to BBIC by laws leadership shall consist of seven Board members to be elected at annual meetings. A term is three years and members can serve for two consecutive terms. Interim vacancies are filled by vote of the Board. Robin encourages BBIC owners to share neighborhood responsibilities by joining the Board as vacancies occur.

Current Board members and their tenure are:

Robin Charlwood, President (elected 2013, first term 2013-16)
 Gordy Frederickson, Vice President (elected 2014, first term 2014-17)
 Gina Truesdell, Secretary (elected 2015, first term 2015-2018)
 Linda Kemp, Treasurer (elected 2012, second term 2015-2018)
 Jim Norman, Trustee (interim until 2017)
 Trisha Brigham, Trustee (interim until 2016)
 John Barney, Trustee (elected 2015, first term 2015-2018)

The Board will propose the following slate of nominees for 2016 openings:

Robin Charlwood is nominated for President for a second term 2016-19, and

Trisha Brigham is nominated for Trustee for a first term 2016-19.

Board members Gordy Frederickson, Gina Truesdell, Linda Kemp, Jim Norman and John Barney will continue to serve their terms.

The cost of water hook-up was discussed. The Board acknowledges that the current fee for a water hook up is \$11,000, which includes installation of a meter-ready service box, pressure reduction valve and shut off valve. Hook-up fees will be placed into the BBIC Savings account and used to cover the installation costs. It is the responsibility of the member, not BBIC, to pay for water service from the shut off valve to the property. Members without hook-ups pay Annual Membership dues only. Members with inactive hook ups pay BBIC Annual Membership Dues and the Capital Reserve Fee. Members with active hook ups also pay the additional annual Operating Base Fee. Water hook up transfer certificates for transfers of property with inactive hook ups are available from the Board. The Board will sign off on the County water availability verification form when applicable.

Robin encourages water conservation especially by high water users during summer months. Risk of saltwater intrusion in the aquifer is highest during times of peak water usage.

Submitted by Gina Truesdell, Secretary