



## LUMMI ISLAND SCENIC ESTATES COMMUNITY CLUB INC.

1211 Island Drive • Lummi Island, WA 98262-8684 • (360) 758-2699

### MINUTES OF THE BOARD OF DIRECTORS' MEETING JUNE 14, 2015

(Subject to approval and correction at the Board of Directors' Meeting on July 19, 2015)

**MEMBER CONCERNS:** none

**CALLED TO ORDER:** by President Mark Sexton at 10:33 a.m.

**PRESENT:** Doug Cash, Mark Sexton, Tim Slater, Bridged Lott & Ken Swanson

**EXCUSED:** none

**STAFF PRESENT:** John Graham & Glenda Peterson

**VOTING STATUS:** All board members present are in good standing. Quorum

**APPROVAL OF MINUTES:** Tim states Glenda needs to amend the May 17, 2015 minutes to state that the executive session was for legal counsel for 20 minutes and that no action was taken. Cash made a motion to approve the minutes with the edits, Tim seconded. All in favor. Passed

**COMMUNICATIONS:** none

#### **COMMITTEE REPORTS:**

**ADMINISTRATION** – Tim discusses the motion made to require at least 10 members to amend the bylaws and proposing changing the time frame the board has to make amendments to the bylaws. He states by doing this it helps members get to know their neighbors. This year there are two open positions, Mark & Cash. Mark mentions putting it on the reader board if anyone is interested in board positions to respond by July 15, 2015 so we can get it on the ballot. Mark suggests having Tim write up a draft proposing his bylaw amendment.

**COMMUNICATIONS & PLANNING** – Bridged states the Social Committee is planning a fourth of July event and discussed fireworks being set off. Due to Scenic Estates being liable it was decided it would be best if there were no fireworks due to the dry weather.

**FINANCE** – Ken states we are currently at 69% collected for the year compared to 70% last year. We are down to 6 lots that are 90 days delinquent. Tim suggests having a separate budget with reserve contributions and expenses. Mark states that any money that is refunded from the Insurance Company for legal fees will be put back into legal fees. This budget reflects the 2.1% CPI increase from 2014 and most of the budget is similar from the 2015 budget. Mark states that there is no expense for the dock deployment based on the assumption we will be getting a winch in place for next year and the expense is placed in the maintenance for marina. Tim states we need to make a balance sheet for the reserve account to send out to the members with the AGM or present it at the AGM. Glenda will email a copy to the Board within the next month. Tim states we need to have a checklist if members would like a financial audit and that the dues do not reflect the funding for one. It was discussed what to do with the General Managers fund regarding how to credit it back to the members. Ken discussed that 2.1% CPI increase is



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only about \$4900 and would like to find the funding elsewhere. He agreed to the increase as long as it is possible to lower dues in the future budgets. Cash made a motion to approve the 2016 proposed budget of \$332,561. Ken seconded with changing the 2016 Budget Cycle to include the 2.1% CPI. 2016 Budget Passed. Tim respectfully abstained from voting due to lack of time to review.

**OPERATIONS & WATER** – Cash states that he will follow up regarding Barry Joel Allison’s email wanting to know who on the “Board of Directors” had responded to his email concerning his neighbor’s unleashed dog. He states that the inspection on the dam is set for July 1. He also states we are keeping track of the “one time forgiveness” on water overages and that we need to conserve water due to the hot weather.

Cash made a motion to add Glenda Peterson as a signer on the employee debit account. This account is at Key Bank with a \$3,000 limit. Bridged seconded the motion. All in favor. Passed unanimously.

**UNFINISHED BUSINESS: none**

The next board meeting is scheduled for July 19, 2015 at 10:30 a.m.

Tim made a motion to go into executive session for 15 minutes to discuss communications with legal counsel regarding pending litigation. Ken seconded. All in Favor.

No motions were made during executive session.

Meeting Adjourned: at 12:37 pm