

July 24, 2010
BOARD MEETING

The meeting was called to order by Chair, Nancy Papineau at 1:10 pm at the community pool house. Those board members present were Dave Asselstine, Jon Hunter, Dick Knutzen, Marilyn Laubach, Tim McGregor, Nancy Papineau, and Nadeen Walker. Others in attendance were Tom Walker.

Minutes from the June 26, 2010, board meeting were approved. The minutes from the June 26, 2010, special meeting were reviewed and will be approved at the next meeting.

OLD BUSINESS

Water Tank Report

Suggestions for criteria to be considered when the bids are ready for the water tank construction were discussed. It was agreed that engineer Ken Martig would be overseeing much of the items to be considered in the bidding. A contract with the company/companies will definitely be needed. Jon Hunter and Dave Asselstine will preview and give recommendations to the board in helping to make the final decision. The next board meeting will be called when all bids are ready to review.

Surveillance Camera

This project was tabled because at the present time there is no one that is willing to take on the project. The board is looking for someone that will be willing to look into costs, installation and maintenance of a surveillance camera.

Pool

Dave stated that the solar panels are working very well (when we have sunshine) to raise the water temperature without the use of the propane heater. This is definitely a cost savings. At the present time there is about 40% propane remaining in the tank. We may or may not need an additional amount to complete the swim season. A lot will depend on the weather and pool usage. Dave stated that next year the tile around the inside edge of the pool will need replacing. It has been suggested that larger sized tile be used to replace the smaller ones. There will be a need for hiring a tiler or have some volunteer that is VERY knowledgeable about tiling.

Audit

Dick Knutzen brought up the need for an audit of the association's books this year. It was voted to have this done after the water tank and system are completed in a few months. This would allow for a better understanding of HIEA's financial standing. It was voted to ask Betty Freeman to do the audit since she is outside the association and has expertise in this field. Nadeen Walker will be available for assistance and answering questions for the process.

Yearly Water Fees

After Lee and Paula Hill questioned the policy of the association charging two yearly water fees

for two structures on one lot, the board again began a discussion of this issue. This issue had been decided by a previous board a couple of years ago. After many comments and discussion it was voted to table this issue until a policy can be developed that will determine how fees are assessed. Dick Knutzen abstained from voting. Nancy will meet with the attorney to help develop a policy to handle the matter of what will constitute a single or multiple water user.

NEW BUSINESS

Pool Heater

After the old pool heater quit working, it was necessary to purchase a new pool propane heater. Dave reported that the new pool heater is now installed and working properly. Funds were taken from the operation/maintenance fund.

Retaining Records

Marilyn presented some options for safe keeping of past records. This need had been discussed previously to make sure records and items are not lost from a change of board members. Options were renting a yearly bank deposit box or purchasing fire safe boxes. The bank boxes would not be large enough and would be more costly over a period of time. Marilyn will purchase two boxes. One will be for archived items and the other to store current items at the place of the secretary. Jon Hunter offered to store the archived box at his place.

By Laws

Nancy received the opinion of the attorney that HIEA under the present by laws cannot require everyone with property within Harstine Island Estates to become a member of the association. This would have had to occur when the development was platted.

Because there are some areas of the by laws that are outdated and other ambiguous wording, it was voted to work on an update of the by laws. This will be done by Nancy and Marilyn along with the assistance of the attorney. The changes would be ready to present to the general membership at the next general meeting in 2011.

Water System

There was a broken water line over the July 4th weekend which had to be repaired. The ones responsible for this are being billed for the repair.

At the present time there are about 7 members that have not paid their yearly fees. Second notices and contact will be made to bring these up to date.

The next regular board meeting will be October 23, 2010. A special board meeting will be required to review the water system bids. A date will be set when all paper work is ready.

Meeting adjourned at 2:35 pm.

Respectfully submitted,
Marilyn Laubach, Secretary