



Rocky Point Heights Community Club
May 17, 2023, Annual Meeting Minutes
Minutes approved at the May 02, 2024 annual meeting

Open Meeting: Carlos

Carlos Veliz opened the meeting at 7:00 pm

Pledge of Allegiance led by Carlos Veliz.

Introduction of Board of Trustees

Jack Baker introduced the current Board of Trustees.

Present: Carlos Veliz (President), Jack Baker (Secretary), Jon Arnold (Member), Christine Buchanan (Member), Darrell Macke (Member), Brian Wiedmann (retiring Member)

Not present: Dwight Perkins (Treasurer)

Resident Member Attendees:

	Name	Address
1	Carlos & Maggie Veliz	527 Island View Drive
2	Jon Arnold	557 Island View Drive
3	Jack & Karen Baker	985 Rocky Terrace
4	Dave Bennitt	950 Karen Ann Drive
5	Max Bettman	675 Island View
6	Chris & Christine Buchanan	965 Rocky Terrace
7	Theresa Dowling	919 Karen Ann Drive
8	Doug & Ruth Fries	533 Island View Drive
9	Patricia Gordon	920 Vicky Place
10	Gerald Jones	925 Vicky Place
11	Theodore & Lorene Krahn	912 Karen Ann Drive
12	Darrell & Linda Macke	975 Karen Ann Drive
13	Leilani Shaw	915 Karen Ann Drive
14	Michael & Jillian Tichota	917 Vicky Place

Resident Member by Proxy:

	Name	Address
1	Joanna Dobbs/Charles Pratt	985 Camrose Ct.
2	Robert Churilla	404 Island View
3	Virginia Wooten	430 Island View
4	Dwight Perkins	521 Island View
5	Bob & Nancy Snead	669 Island View
6	Michael Travis	536 Island View
7	Janet Morford	670 Island View
8	Kong Ma	686 Island View

9	Eugene Christian Istrate	903 Karen Ann Drive
10	Terry Thomas	920 Karen Ann Drive
11	Lawrence & Jill Erwin	939 Karen Ann Drive
12	Mostafa Abdollmohammadi	979 Karen Ann Drive
13	Bryan Milligan	975 Rocky Terrace
14	Lewis Petersen	901 Valerie
15	Ronald Hinshaw	919 Valerie
16	Gordon Bowman	910 Vicky

Jack –Confirmed the meeting has a quorum.

With the proxies submitted and those present we have a quorum for this meeting.

Approval of Minutes from last year: Jack

Call for discussion on the May 26, 2022, annual meeting minutes. Carlos Veliz moved to have minutes approved, Doug Fries seconded the motion. Vote approved minutes of the May 26, 2022 Annual Meeting minutes.

Call for additional agenda items: Carlos

1. Address the grievance of yards that look like trash.
2. What is happening with the house that burned? (694 Island View)
3. Audit. Two or three annual meetings ago a vote was approved to have an audit done of the RPHCC books. Has this been done?
4. What to do about dogs running loose in the neighborhood threatening neighbors?
5. Who is to maintain the right-of-way along the roads in front of properties?
6. Questions asked during presentations were diverted to "additional items to be discussed at the end of the meeting".

Reports & Committees**Treasurer's Report: Jack for Dwight \$380 for 2023**

Dues assessments are to be mailed August 1, 2023 this year for \$380, with the first half due by Sept. 1, 2023 and second half by March 31, 2024. The assessment is budgeted to be split 69% to reserve for projects including needed repairs and paying the loan for the construction project that replaced 4-inch asbestos cement pipe with 6-inch HDPE pipe and provided working fire hydrants. 31% to operations to cover accounting, attorney fees, insurance, and utilities. The 2023 budget accepted by the Board shows total income at \$36,650.00, total budgeted expenses including the loan payment of \$23,308. Allowing \$13,252 in the reserve account for the inevitable unknowns and emergencies. I am asking for a motion and approval to ratify the budget. This will also show on your Election Ballot as an option for a yes or no vote. Carlos Veliz motioned approval, Linda Macke seconded the motion. Vote approved the motion to accept the 2024 budget.

Combined water system (CWS) report: Jack

The two booster pumps that maintain water pressure for Brentwood and upper RPHCC were replaced. Real time monitoring of well level and gpm flow rate at well 5 on James Way was updated. Well 4 in Brentwood was replaced with a new pump, an Internal Controls Evaluation was conducted by a CPA. This year CWS plans to replace water meters at all homes and update the programmable Logic Controller at the Main Pump Station. They also plan to add a safety low water shut off at wells 4 and 5.

Water maintenance committee report: Jack

The transducer installed by CWS at well 5 near the bottom of James Way allows real time and ongoing history of the water table. It is amazing that during an occasional 12-hour run cycle the water table can be pulled down 50 feet. Knowing this information allows us to know when to add well 2 to supplement the summer water needs.

Building/Design Committee report: Darrell

694 Island View, (the house that caught fire) submitted and received approval from the RPHCC Board. The owner is waiting final approval for permits and intends to build this year.

Alien has been filed against 933 James Way for violations of the RPHCC Covenants due to the mess in the driveway and yard. The County has also issued a violation and the County Environmental & Public Works Department will be Conducting their own review.

There are several properties for sale.

Welcoming committee report: Jack

Christine Buchanan and I try to meet with new owners or renters to explain the water policies, the annual dues, septic systems for those who have not had one before and answer questions.

Publicity Committee: Carlos

Carlos & Maggie are donating and maintaining a web site. Please visit the website and offer suggestions for improvement. The website includes a host of information about Camano Island geography and demographics as well as shopping options on and nearby Camano Island. You can also find RPHCC Covenants, Bylaws and Rules & Regulations. The site also has copies of past Annual and Board meeting minutes. We need volunteer please take an interest in your community and offer to help in any one of the committees.

Trustee Committee Nominations:

Three openings on the board are to be filled this year. Carlos Veliz and Darrell Macke have agreed to extend for another two years and Kong Ma who lives at 686 Island View has agreed to join the board for two years. Are there any other members who would like to be considered as board members for a two-year term?

If not, please use the ballots to confirm the selection of these board members and to show your agreement with the 2023 budget.

New Business: Jack

Voting on Trustee Nominations – Jack (Post meeting tally)

Carlos Veliz, Darrell Macke, and Kong Ma were all selected unanimously. The 2023 budget was ratified.

Additional business – open discussion

1. Address the grievance of yards that look like trash. Question posed by Gerald Jones – the question has been addressed in the preset presentations. The concern extends beyond the one property in question to the several properties that do not maintain their yards - do not mow or present a maintained appearance. RESPONSE by Carlos. This is one of my pet peeves, some people just do not care.
2. House that burned on the corner of James Way and Island View. RESPONSE Owner has finally received County building permits and plans to have the house closed in by this fall.
3. What has been done about the audit that was voted on at a previous annual meeting. RESPONSE Jack will check the past meeting minutes to confirm but he recalls there was a motion that did not get a second and therefore no vote. *(After meeting research – 2022 Annual meeting recorded, "Question was asked, has there been an audit on our books? Alan Marsh answered State Law does not require an audit because we do not deal with that much money. Also, an audit is very expensive. Our budget and balance sheet are provided at each annual meeting. There was a Board meeting at which a vote was made for Dwight and Patricia to investigate hiring a CPA to do an audit. Dwight reported he contacted a CPA firm that an audit would not be required and would be prohibitively expensive. Patricia had provided no response. Dwight presents all RPHCC financials at each annual meeting. No further actions were required.*
4. Loose dogs RESPONSE The County no longer has an animal control officer. The suggestion is to call the sheriff, if enough people call often enough maybe they will be able to do something.
5. Who is to maintain the right-of-way along the roads in front of properties? RESPONSE The County mows the right-of-way but only a couple of times each year inside Rocky Point Heights, the County

mows all the County rights-of-way. It helps to call the County and request mowing; it helps if true to state the growth creates a line-of-sight hazard.

Meeting Adjournment

Motion to adjourn by Carlos Veliz, second by Dave Bennitt , motion carried meeting adjourned at 8:03 pm

RPHCC PROJECTS VS OPERATIONS

2022 2023

87 Properties @	Annual Assessment>>>>	\$370.00	100.00%	\$380.00	100.00%
	Reserve For Projects>>>	\$255.00	68.92%	\$265.00	69.74%
	For Operations>>>>>>>>	\$115.00	31.08%	\$115.00	30.26%

2022 Budget 2022 Actuals 2023 Budget

<u>PROJECTS</u>	Available	Beginning Balance	\$116,516.53	\$116,516.53	\$149,923.19
		Assessments	\$22,185.00	\$22,543.73	\$23,056.04
		Interest Earnings	\$200.00	\$559.43	\$2,000.00
		USDA Loan Proceeds	\$310,922.72	\$279,716.36	\$0.00
	Total Available		\$449,824.25	\$419,336.05	\$174,979.23
	Expenses	USDA Debt Service	\$16,758.00	\$16,758.00	\$16,758.00
		Engineering +	\$10,373.34	\$10,367.25	\$0.00
		Construction	\$281,367.20	\$247,493.91	\$0.00
		Trf Exp to Central Water Sys	\$0.00	-\$5,206.30	\$0.00
	Total Expenses		\$308,498.54	\$269,412.86	\$16,758.00
	Ending Balance		\$141,325.71	\$149,923.19	\$158,221.23

<u>OPERATIONS</u>	Available	Beginning Balance	\$9,260.38	\$9,260.38	\$15,677.45
		Assessments	\$10,005.00	\$10,166.27	\$10,003.96
		Fines & Fees	\$500.00	\$930.00	\$500.00
		Title Transfers	\$1,000.00	\$800.00	\$1,000.00
	Total Available		\$20,765.38	\$21,156.65	\$27,181.41
	Expenses	Accounting & Office	\$1,450.00	\$1,276.69	\$1,450.00
		Attorney	\$2,000.00	\$1,155.00	\$2,000.00
		Insurance	\$3,000.00	\$2,947.00	\$3,000.00
		Utilities	\$100.00	\$100.51	\$100.00
	Total Expenses		\$6,550.00	\$5,479.20	\$6,550.00
	Ending Balance		\$14,215.38	\$15,677.45	\$20,631.41

PROJECTS + OPERATIONS Ending Balance

\$155,541.09 \$165,600.64 \$178,852.64