

BAY RIM PARK CONDOMINIUM ASSOCIATION

Regular Board Meeting of

Friday, October 14, 2022 at 10.00 am

CJ Bradford, Board President, called the meeting to order at 9:04. [10:04 am]

Board Members in Attendance: CJ Bradford, Rhonda Willet-Linderman, Margaret Sackrider, Ernie Tjoelker, Devyn Briscoe (Via Zoom), Chel Hull and Laura Tulett.

INTEGRA Management: Cindyrae Mehler and Kayla Hardenbrook.

Approve Agenda: Motion by Rhonda to approve the Agenda as presented; second by Laura; all approved.

Approval of Minutes: Regular Meeting Minutes of 08-12-22 were reviewed. Integra advised they are not able to obtain bids to renovate the garbage enclosure until dimensions are received from the Board. With this correction, Margaret moved to approve the minutes; second by Ernie; all approved.

Executive Minutes of 08-12-22 were reviewed. Rhonda moved to approve the minutes noting discussion on proper content included in executive meeting minutes; second by Ernie; all approved.

Organizational Meeting Minutes of 09-17-22 were reviewed. Margaret moved to approve the minutes; second by Chel; all approved.

Annual General Meeting Minutes of 09-17-22 were provided to the board members for review. [AGM Minutes are approved at the next Annual General Meeting by the owners.]

Board terms: Four (4) board positions were voted on and filled at the AGM. 3-positions are 3-year terms; and 1-position is a 1-year term. Following discussion it was unanimously agreed that CJ would accept and serve the 1-year term.

Financial Report:

Financial thru 09-30-22	
Operating Account	\$ 49,264.91
Reserves	<u>\$ 257,133.43</u>
Total Bank	\$306,398.34

Maintenance Items Completed:

Multi-port fuel sand filter valve installed, pool closed for season, pool furniture covered, Pool emergency phone is with Rhonda. Pool heater installed by Koala T-Pools \$5,430.

Lynden Sheet Metal checked all sump pumps, drained and primed.

CJ purchased additional hoses for watering ground areas.

Yard Waste signage was ordered for placement – Board is installing.

NW Poly Services advised their equipment is unable to reach Spruce 8, Birch 4, And Birch 8 to complete step to rehabilitate those steps. They have no further solutions.

Fir 6 shattered window was replaced by Todhunter Glass for \$1,958.

M&M Construction performed lighting repairs, and replacement was carried out at A-8, F-4, and M-8, Hemlock flood light, etc. They also repaired Beach Gate.

Spruce Bldg. sign removed, replaced rotted posts, re-concreted.

Environmental Insulation completed S-1 failed insulation \$471.38.

Three leaning non-working roof chimneys were removed as they posed a safety hazard.

Ernie will look at the pool house door for repairs. The pool phone will remain with Rhonda until the pool reopens.

General Business:

1. Status update re: attorney status negotiation regarding Uniquet property.
Uniquet forwarded to our attorney a signed Settlement Agreement. Prior to the Board moving forward with signatures from the association, the Board unanimously agrees to have Jepson & Associates review the final document to ensure the property line adjustment is correct and matches the survey. CJ will request the attorney to have Jepson proceed with this verification. Once the verification is received from Jepson, then, CJ & Rhonda were requested by the Board Members to meet with the attorney to work on what is needed to finalize all signatures necessary to complete this Settlement Agreement.
2. Association dedicated website. Complete. Unit owners will be signed up as requests received. Laura indicated she had not received the link, but found out the link had gone to her spam file. If an issue occurs where the link does not show up in your In Box, be sure to check your spam file. At this time Integra is handling the website. Laura graciously extended the offer to manage the website

in the future. Following completion of owner sign up, the Board will revisit this in the January meeting for a final decision and any transition. Laura offered to put together a Newsletter to keep unit owners advised of all association news, and to remind unit owners to check the new website for forms and information.

3. Garbage Enclosure. Discussion on dimensions for the enclosure was held. The possibility of installing an additional dumpster for yard waste was discussed. It was decided we should enlarge the area as much as possible utilizing the existing pad and increasing the pad footprint, without a permit, including removal of the small shed behind the enclosure. The plan is to build a durable long-lasting cinderblock enclosure with a fence on top of the cinderblock. Ernie and Devyn will measure for the dimension. When dimensions are received, this will be put out to bid. SSC has provided some preferred vendor options for building this proposed enclosure area.
4. Fir 8 – previous request for permission to install heat pump was returned to owners to provide further information and modification to the plan. To date, Integra has received no further submission from Fir-8.
5. Tree limbing and removal for 2023: A walk around by board members to identify specific trees and limbing will be done next week. Board requests to get on schedule with Linderman Tree Works for this work.
6. Oak 8: Discussion on correspondence received. Laura made a motion that the board take no further action on this inquiry. Motion seconded by Ernie and passed unanimously.
7. Landscape Liaison: Chel has taken over as the landscape liaison. Chel presented a report from Shoreline Property Site Assessment from a meeting she attended on the beach. Chel gave a presentation of pictures and endangered areas and indicated there is a project to provide beach grass seeding to persons to plant along the beach to help with erosion. Chel is working to create a balance of beach mowing, maintaining the area utilized for volleyball games - but allowing the beach area to remain in its natural state. The Board is interested in pursuing information on these items further and no objection was raised to seeding the beach grass to encourage new growth.
8. Addition of frost free faucets: Following discussion, the Board will look at two specific locations for the possible addition of frost free faucets; one on the Spruce building, with the other location TBD. A local plumber, Dave Passeck, would be utilized for this installation.

REMINDER: The next Board Meeting date is set for: Friday, January 27, 2023 at 10:00 am. Weather contingent the meeting will most likely be by ZOOM.

There being no further business, the meeting adjourned at 12:20 pm.

[Minutes reviewed by Board Members]