

CLBC Board Meeting Minutes July 2019

1. The meeting was held on Sunday, July 14th at 5pm in the park/Tract A. The following members were in attendance:
Erik Stevenson – President Michael Olson - Treasurer
Diana Filoteo – Secretary Graeme Hunt – Communications
Silke Loeser – Member at Large
2. The minutes from June were reviewed and accepted.
3. Treasurer’s Report: As of 6/28/19, there is \$10,868.52 in checking, and \$4,386.45 in savings. Outstanding dues for 2016 are \$300; for 2017 are \$150; for 2018 are \$525. For 2019, 24 lots have not yet paid, \$4,200 due. Compared to last year at this time, more dues have been collected. Michael will send out letters again to the homeowners who are overdue, and will attempt face to face contact if there is no response.
Due to changes in the HOA’s liability insurance, the cost has doubled. The current carrier is the best option found so far. Bell-Anderson Insurance is providing coverage for the HOA, including property coverage for the dock, and for the sport court.
4. Cabana/Park maintenance: The lighting has been fixed. The string lights in the cabana had remained on 24 hours a day. Mike Maciejewski (who has done previous electrical work in the cabana) installed a separate dedicated outlet that can has a timer on it. The cost was \$520.27.
The Cabana roof needs to be assessed. Estimates to repair or replace it will inform the board whether or not it is in this year’s budget or next year’s.
The top rail on the big kids play structure is broken. Erik will repair it.
5. Neighborhood entrance lighting: Susie continues to be in contact with both PSE and King County to pursue having lighting installed at the entrances of the Beach Club. King County has approved refreshing the lighting at the Avondale entrance, stating that “The existing street light at NE 168th Street and Avondale Way NE will be upgraded to a new LED luminaire the next time it requires replacement. The average life span of this kind of street light is about 5.5 years.” There will be a luminaire on the existing pole, facing toward the bus stop. It will cost approximately \$13-\$17 per month for the lighting. The board voted to approve going ahead with it. Susie also remains in contact with PSE regarding the street lighting at the CLBC entrance at 188th St. NE and NE 165th St. At this time, the light at the Avondale entrance is supposed to be replaced with a new bulb this week, if all goes well.
6. Covenants: Discussion regarding updating the covenants to address enforcement of the rules. This is something that needs to be addressed at the annual meeting, as it would require counsel from a real estate attorney, and an increase in dues may be necessary in order to obtain such counsel.

7. Events:

The first Community BBQ was June 15th. It was fairly well attended.

The Ice Cream Social was June 24th. It was also fairly well attended, though the fact that it was a full school day for the last day of school may have had an impact on how many could attend.

The 4th of July Kids Bike Decorating was a huge hit with young families, and very well attended!!

There were some concerns raised about the 4th of July fireworks in and around the neighborhood, including in the park, over the length and noise of the fireworks. Many of the families who participated in shooting off fireworks did a great job of cleaning up the debris the following day. A special thanks to Chris Seethaler for pressure washing the dock!

Upcoming Events:

Neighborhood-wide Garage Sales: July 26th-28th

Second Community BBQ: August 24th in the Park

8. News: There have been a couple of reports made to the HOA.

- A bicycle was taken from the park during the 4th of July celebrations.
- A neighbor purchased new blue plastic Adirondack chairs for the park and they are now missing.

Both of these have been posted on the HOA Facebook page to make neighbors aware.

- A neighbor offered to donate a paddle boat to be used at the park. Due to liability reasons, such donations can not be accepted. Neighbors are encouraged to post items for sale or for free on the HOA Facebook page.

9. Meeting adjourned at 5:45pm.

10. Next meetings:

August 11th, 5pm at the park

September 8th, 5pm; location tbd

October 13th, 5pm; location tbd