

Glenhaven Lakes Club, Inc

664 Rainbow Drive
Sedro Woolley, WA 98284
Special Membership Meeting
Aug 12th, 2019

Present: Beverly Crouter (President), Courtney Long (Vice President), Steve Reynolds (Treasurer), Steve McCreight, John Hirsch (Secretary), Bekki Dodd (Office Manager),

Absent: None

1. Call to Order: 5:00 PM
 - A. Welcome to members.
 - B. Introduction of board members.
2. Proof of notice of meeting: Mailing dated July 22, 2019.
3. Determination of the presence of a quorum:
Quorum present. Minimum 25 members present and/or proxies.
4. Approval of the agenda:

****Motion made by Steve McCreight to approve the agenda , seconded by Courtney Long, motion passes unanimously****

5. Presentation of pool assessment:

1960s built, one renovation 1994. Life ended earlier than reserve study indicated.
Small weather dependent window to do the work.
Board authority Bylaws 4.4,6 & 7 Board may impose fees, assessments 4.4.
Article 3 covenants : all the lots will be charged and assessed equally.
The assessment must be paid by the end of the term Dec 31, 2021.
It is a onetime 24 month assessment. \$7 per month per lot.
Bottom line: In order to maintain our facilities we need to renovate the pool.
Current pool has a number of problems. Federal law requires a new style safety drain.
One skimmer is inoperative. One long crack in the pool bottom, temporarily patched.
Plaster falling off, temporarily repaired. Entire deck structure must be redone.

50K will come from reserves and the balance from bank loan to pay for the work.
Using our own personnel for much of the demolition work saves us money.

6. Open forum:

Member: If pool doesn't exist it doesn't matter.

What if more damage is found and it costs more?

Member: What about charging admission to people? Board: We cannot.

Member: What is the contingency %? Board: approx 15 %

Member: Lived here for many years. Voting no on assessment. Does not like the way money is being spent.

Member: Commend the board. Identifying a problem and seeking to correct it.

Reserve fund is there to handle costs so you don't need an assessment. If reserve funding is too low there will always be assessments. If you don't keep up with inflation you will have problems.

Member: Only here half a year. The pool should be fixed.

Member: Board is obligated to maintain our assets. You have no choice. You have to fix the pool.

Member: My home has increased in value 12% in the last year. The pool increases property value.

Member: Will the old concrete be piled on GLC lot? Next to my home is a problem.

Member: Concern is the assessment comes so quickly after dues increase.

Member: What about fixing tennis court? What are the contractors bids?

7. Consideration/approval of proposed (revised) assessment to be included in 2020, 2021 budget:

8. Vote on the proposed assessment to be included in the 2020, 2021 budget:

Results : 93 yes 25 no

9. Open forum: No further comments.

10. Adjourned:

****Motion made by Steve McCreight to adjourn, seconded by Courtney Long,
motion passes unanimously****

Meeting adjourned 6:13 PM

Respectfully submitted by:

John Hirsch, Secretary