

BIMC Board Meeting Minutes

March 8, 2012

Meslin Home, Blakely Island/Phone Conference

Board Members Present:

Sally Elliman, President

Barb Sullivan, Secretary, Vice President

Doug Davidson, Water Commissioner

Coralie Meslin, Fire /Waste Commissioner

Doug Davidson, Water Commissioner

Jim Dovey, Roads &Airstrip and Property Commissioner

Board Members Absent:

Mary Ellen Hogle, Treasurer

Guests:

Cheryl Burkhart

7:03 PM Sally called the meeting to order.

Roger Brown moved to accept and adopt the changes to the March 8, 2012 agenda. It was seconded and approved unanimously.

Doug Davidson moved to adopt the minutes from the Nov. 28, 2011 minutes. It was seconded and unanimously approved.

President's Report:

Sally reported that the lawsuit will be heard in the Court of Appeals on April 9, 2012, 9:30 AM. The location is 1 Union Square and 600 University St. Dialog is limited to 10 minutes per side. Any interested parties are welcome to attend.

Thanks were given to the Enriquez family for again donating their hangar for the 2012 Annual Meeting.

Mary Ellen has volunteered to be the Board Representative for Nominating Committee for 2013.

Any members wishing to have an item on the agenda for the Annual Meeting must have those items to Sally by April 1st.

Commissioner Reports:

Barb Sullivan, Secretary, VP: No report

Mary Ellen Hogle: BIMC Treasury March 2012

Budget adjustments

1. Property tax bill of \$2236 received. Year-end actual was adjusted up and the 2013 budget was provisionally raised to \$2400.
2. Estimated year-end actual was adjusted up to \$800 for postage and mailing, as was the proposed 2013 budget.

Miscellaneous

1. SJ Marine Freight talked to Bill and they will no longer charge us for BIMC-related ramp fees. The BCF does not collect fees for BIMC ramp use.
2. The card lock fuel system will soon be implemented. Bill will use his Navy Federal card and we will pay the balance monthly. We may need to check in to getting a BIMC debit card for Terry's BIMC needs.

Balances

1. Maintenance Reserve is currently \$157,969. With no changes to the 2012 budget, the amount on 6/1/12 will be \$190,282.
2. Water Treatment Plant fund is currently \$48,000. If the projected 2013 budget is approved this amount will be \$90,300.
3. The projected 2012-2013 assessment fee, at this time, is \$2254.00. Will compile non-assessment income in March, finalize projections on carry-over, and include the income in the final budget for the May 10th meeting.
4. The board is exploring the possibility of short-term CD's for the funds in our Maintenance Reserve and Water Treatment Plant Fund. While the income would not be great, it is income.

It was added that one lien has been filed and one lien has been released. Notices have been sent to those whose assessment payments are delinquent.

Doug Davidson, Water Commissioner Report

Thursday March 8, 2012

Water production and usage is normal for this time of year with just under 136,000 gallons used during the month of February.

Bill Schlink and Leroy Hubbert and I met up at the Evergreen Rural Water Association in Yakima where both he and Leroy were attending educational seminars to earn required CEU's (continuing Education Units) to keep their licenses current and I was attending our booth in the exhibit area displaying the latest in water pumping systems. While there I had the opportunity to sample some fine wines in the evening at the Gilbert Winery tasting room. If you travel to Yakima I highly recommend stopping in.

Bill Schlink is working towards taking the test for his WTP1 license this spring and scheduling inspection of the cross connection control devices (backflow preventers) in early spring after the threat of frost is over.

Doug W. Davidson Water Commissioner

Doug added verbally that Bill is slated to take his Level 1 Water Test on May 5 and 6, 2012.

Jim Dovey: Roads, Airstrip, Insurance and Property Commissioner:

Property Manager Report

Airport Road Commissioner

Insurance

March 3rd 2012

Airport and roads

Nothing to report

Property manager report

Bill has requested \$15000.00 to be added to next years budget for repairs to deck on caretaker home and to insulate and finish the sun room.

Insurance report

I have received all polices for renewal

Directors & Officers policy \$3297 \$117.00 increase from last year

Airport Liability policy \$2325 \$0.00 increase from last year

General Commercial package \$13649 \$710.00 increase from last year

Umbrella policy \$2755 \$0.00 increase from last year

\$22026.00 2012/2013 insurance cost

Coralie Meslin: Fire and Waste Commissioner

BIMC Fire and Waste Report

March 8, 2012

Waste Report

Our compactor stopped working a couple of weeks ago, and it was finally determined that an electrical component needed to be replaced. This has now been replaced, and everything is running smoothly again. During the time that the compactor wasn't working, and a sign was placed on the door asking people not to place any garbage in the compactor, as it was out of service. The sign was ignored, and the garbage piled up both inside and outside of the compactor. While it is an inconvenience to get to the marina and not be able to throw out your garbage, *please respect posted signs*. It is often the most efficient way to notify people of an issue on island, and it everything runs more smoothly when we can all be responsible citizens together. On that note, we have also had a lot of construction debris that has been ending up in the compactor this winter. While most of it has been disguised in trash bags, the contents simply don't break down the way that household garbage does, and it jams the compactor. Please take any construction debris off island with you. Our compactor is an expensive and relatively delicate machine, and we all need for it work well and last many more years.

I will be asking for \$500 in additional repair funds for the compactor. All of the hydraulic hoses need to be replaced.

The recycling center is running smoothly. Thanks to Bill and Terry for keeping it clean and organized.

Fire Report

Bill and I are still working on revamping the fire response on the island. We have had less time than anticipated to do this over the last couple of months, but will continue to work on it. Bill has a contact with the Orcas Fire Department who would be willing to come here and help with a needs assessment and training sessions. I have a call in to him, and hope to have that organized very soon. Fire training sessions will be held the second Saturdays of every month, starting in April. We will be holding these sessions at different hydrants around the plat, in order to test out different locations and give everyone a chance to become familiar with where hydrants are located in our community.

I will be asking for some funds for the Fire Department. We need to refill canisters of powder; I would like to place reflective stickers on boxes and equipment, and there may be other equipment that needs to be updated; as well as any costs of training our core group.

Respectfully,

Coralie Meslin, Commissioner

Roger Brown, BCF Liason:

Here is a quick update for our meeting on Thursday evening, March 8th. Repairs to the flooring in the marina bathrooms began the week of Feb 20th and should be completed soon. Installation of the card lock system for the fueling operation is scheduled for March 12th, and repairs for the barge ramp are set for May 6-7 when the tides will be most favorable. I'll be happy to take your questions Thursday evening and yes, though our cash position will be significantly diminished we can cover the expenses. Thanks, RB

Bill Schlink, Caretaker Report:

Board Meeting Report

March 8, 2012

Water System

The water plant is operating fine. We're still operating the plant about once a week at reduced capacity of about 40 gpm. We'll be scheduling back flow testing in the month of May. I should be taking my Level I test in the next few weeks. Wish me luck!

Burn Ban

The burn ban is not in effect but please, let Bill or Terry know if you are planning a large brush fire so we don't come running with sirens blaring. Also, please don't leave fires unattended. This past week, there was a fire reported at an unoccupied home. It was a grass and brush fire that wasn't properly extinguished prior to the home owner leaving and it rekindled itself.

Roads and Runway

We've had a warm and relatively snow-free winter so there is still plenty of ice melt at the post office. The new road sweeper attachment for the tractor has proved to work well. I think it will help extend the life of the pavement and certainly makes things look neater.

FIRE AND WASTE

We've had no more vandalism at the recycle center. It must have been an isolated act of vandalism earlier this winter. We have had some failures of the compactor at the marina. One was an electrical part failure and the other due to large awkward junk being compacted. Please remember to put only household garbage in the compactor. Also, we'll be changing the hydraulic hoses in the compactor this month so it will be out of commission for a couple of days. Please, if you see a sign on the door asking you not to put things in the compactor, use the temporary totes that will be in place.

Respectfully/ Bill Schlink BIMC Caretaker

NEW BUSINESS:

1. *Barb Sullivan moved to change the date for the 2012 Annual Meeting from June 30th to July 7th. The Motion was seconded and passed unanimously.*
2. *Property Commissioner, Jim Dovey requested \$15,000.00 to replace the deck, insulate the sunroom floor and finish the bay window trim of the Caretaker House. Barb Sullivan moved that we allot \$15,000.00 in the budget for approval at the annual meeting. It was seconded and passed unanimously.*
3. *Sally requested that we approve the printing of 500 Island Directories from John Madden. Roger Brown moved that we approve the printing of 500 copies of the directory for approximately \$732.00. It was seconded and passed unanimously.*

The form is available as an attachment with these minutes, if you have changes to your current information. **The forms are due back to Barb Sullivan by May 1, 2012.**

4. Discussion was had regarding changing the fiscal year from Oct.1 to Sept. 30th back to the original fiscal year dates of June 1st to May 31st, and approving a 14/15 month budget so the budget is always under the authority of the membership.. The change in fiscal year was made last year with the thinking it would be easier to coordinate with the BCF. In reality, it is to the BIMC's advantage to have the most "up to date" financial information prior to the annual meeting.

Coralie moved to bring before the membership at the Annual meeting that we change our fiscal year back to June 1 to May 31st, moving to a 14/15 month budget. This was seconded and passed unanimously.

5/6. The 2012-2013 Proposed Budget , Capital Expenditure and Reserve Funds which was prepared by Mary Ellen, Sally and Cheryl Burkhart was gone over line by line and proposed 2012-2013 amounts were adjusted by the Commissioners.

7. Last August the Board restated the BIMC By-Law Amendment: "Article IV, Section 2" which was defeated at last year's annual meeting. We revisited this revised language. It was unanimously agreed by the board that this will be brought up to the community at the Annual Meeting.

8. Commissioners were asked to edit the proposed BIMC 2012 Homeowners Manual. It was decided to re-read it in its entirety and discuss it at our next meeting.

9. Bill Schlink and Ed O'Neill have begun planning for a fish plant in the spring of 2013. For that reason it needs to go on this year's budget. *Roger Brown moved that we budget \$4,000.00 for restocking Horseshoe Lake in the spring of 2013. It was seconded and passed unanimously.*

10. Other Business: There will be the usual clean-up party at the marina on Memorial Day weekend. More details will be available as it gets closer.

OLD BUSINESS:

1/2. Fire Drills will be held on the 2nd Saturday of the month beginning April 14, 2010. (May 12, June 9, July 14, August 11.)

3. The meetings previously scheduled for March 22, 29, and April 12 have been cancelled. The next scheduled meetings are: May 10, 24, June 7, 21, 28, and the Annual Meeting on July 7, 2012.

Jim Dovey moved to adjourn the meeting at 10:10 PM. It was seconded and passed unanimously.

Respectfully submitted,
Barb Sullivan, Secretary

BIMC PROPOSED BYLAW AMENDMENT
ISSUED TO THE BIMC MEMBERSHIP AS AN ATTACHMENT TO THE MARCH 8, 2012 MINUTES
PROPOSED CHANGES FOR THE BIMC BYLAW ARTICLE IV, SECTION 2 TO BE PLACED ON
THE JULY 7, 2012 ANNUAL MEETING AGENDA FOR MEMBERSHIP VOTE

The BIMC Board of Governors is asking the BIMC membership to amend the BIMC Bylaw, Article IV, Section 2. The amendment will be voted on in two separate parts by written ballot and passed by a majority vote of eligible voting BIMC members present at the 2012 Annual Meeting.

1. The original Article IV, Section 2 BIMC Bylaw states:

Any prospective acquirer of an ownership interest in property within the plat of San Juan Aviation Estates ("the Plat") including but not limited to intent to acquire by purchase, contract to purchase, inheritance, gift, or foreclosure, shall file application with the Secretary of the Board of Governors of the Association in form prescribed by the Board, which application shall be approved or denied by the Board within 30 days of filing. Failure of the Board to act by notice mailed to applicant's stated address within that 30-day period shall constitute approval. On approval, no stock transfer shall be of any force or effect, or property, facilities, or utilities. Membership in the Association shall be in the name of one single family or one entity (as defined in the BIC). For voting purposes, each entity or member family shall designate one person as the "voting member" who shall cast all votes. Membership in the Association shall specifically be subject to the provisions of paragraph 15 of the BIC.

2. Proposed 2012 BIMC By-Law Amendment:

Article IV, Section 2 is amended to read as follows: Any prospective acquirer of an ownership interest in property within the plat of San Juan Aviation Estates ("the Plat") including but not limited to intent to acquire by purchase, contract to purchase, or foreclosure, shall file application with the Secretary of the Board of Governors of the Association in form prescribed by the Board, which application shall be approved or denied by the Board within 30 days of filing. Failure of the Board to act by notice mailed to applicant's stated address within that 30-day period shall constitute approval. On approval, the new owner will become a member of the Association and the new member's predecessor in interest shall no longer be a member. Absent such approval, no membership transfer shall be of any force or effect, or serve to grant or vest any right, title or interest or right of use of any of the Association's property, facilities, or utilities. Membership in the Association shall be in the name of one single family or one entity (as defined in the BIC). For voting purposes, each entity or member family shall designate one person as the "voting member" who shall cast all votes. Membership in the Association shall specifically be subject to the provisions of paragraph 15 of the BIC.

Reasoning for the Bylaw changes:

1. The Governing Documents Must Conform with Washington Law. Washington law says that a nonprofit organization organized under Chapter 24.03 RCW cannot issue stock to members or make any disbursement of income to members:

Vote One: The membership will be asked to vote on the amendment to Article IV, Section 2: "...no stock transfer shall be of any force or effect, or property, facilities, or utilities" and replaced with the wording that reflects current Washington State Law, "... the new owner will become a member of the Association and the new member's predecessor in interest shall no longer be a member. Absent such approval, no membership transfer shall be of any force or effect, or serve to grant or vest any right, title or interest or right of use of any of the Association's property, facilities, or utilities.

2. The membership needed more time to discuss the wording "inheritance, gift" included in the 2011 Proposed ByLaw Amendment:

Vote Two: The membership will be asked to vote on the amendment and eliminate the two words “inheritance, gift” from the Article IV, Section 2 Bylaw.

History of previous voting action taken at the 2011 Annual Meeting:

Mary Ellen Hogle made a motion to reject the amendment to Article IV, section 2. The motion was seconded. Discussion ensued and a paper vote (yellow ballot) was taken. The vote rejects this amendment to the Bylaws: 75 for rejection, 27 against rejection by final ballot count.

Thank you for your consideration on this two-part amendment to Article IV, Section 2 located in the BIMC Bylaws.

BIMC Board Of Governors
Sally Elliman, President