

BIMC Board Meeting Minutes
May 24, 2012 7:00 PM
Elliman Home/Phone Conference

Board Members Present:

Sally Elliman, President

Barb Sullivan, Secretary, Vice President

Mary Ellen Hogle, Treasurer

Doug Davidson, Water Commissioner

Jim Dovey, Roads, Airstrip, Property Commissioner

Coralie Meslin, Fire and Waste Commissioner

Guests: Laurie and John Davidson, Mary O'Neill, Pam Roats, Phyllis Chennault

President Sally Elliman called the meeting to order at 7:04 PM

Barb Sullivan moved to adopt the agenda for the May 24, 2012 meeting. It was seconded and passed unanimously.

Roger Brown moved to approve the minutes from the March 8, 2012 Meeting. It was seconded and passed unanimously.

President's Report:

Sally asked for any volunteers who might be able to transport the Cross Connections Inspectors from Friday Harbor to Blakely on June 7th and 8th; either by boat or plane. Please call Bill Schlink immediately if you are able to volunteer for this.

Sally thanked the Enriquez family for donating their hangar once again for the Annual Meeting on July 7, 2012.

Sally gave a lawsuit update stating that we shouldn't expect to hear anything from the Court of Appeals for 4 to 6 months.

Sally thanked Lindy Springmeyer and Laurie Davidson for proof reading the BIMC Handbook.

Treasurer Report:

Mary Ellen Hogle gave the Treasurer's report and we finalized the budget for the Annual Meeting.

Water Commissioner Report:

Doug W. Davidson

Thursday May 24, 2012

Water production and usage is normal for this time of year with significant increases during the weekends with additional residents showing up. We have gone from a low of 125,000 gallons for

the month of January to just over 189,000 gallons for the month of April, with much of the usage occurring during the weekends.

The water treatment plant under the careful watch of Bill Schlink and Terry Pence continues to operate normally and we are using fewer chemicals for the treatment than a year ago. Bill has taken and passed his tests for Water Treatment Plant Operator 1 and Water Distribution Manager and is well on his way to being able to take the WTPO 2 test in a year. Once Bill has that license we will be able to reduce our reliance on the contracted services.

Bill Schlink is scheduling inspection of the cross connection control devices (backflow preventers) for June.

Doug W. Davidson Water Commissioner

Road and Airport Commissioner Report:

BIMC

Property Manager Report

Airport Roads Commissioner

Jim Dovey

Thursday May 24, 2012

Property Manager

The BIMC Isuzu trooper was taken off island for repairs to the timing belt idler pulley, it was to Cost \$1100.00 for the repair. After some discussion it was determined that this was just the Beginning, it also will need a new transmission very soon.

It may be time to look for a replacement as the repairs are more than the vehicle is worth.

An email was sent out to the community to determine if anyone knew of a good replacement.

Besides a response with a recommended type of vehicle to look at from Terry Pence and a Response from Kevin of recommended amount to spend. No other response has been received. Airport, Roads. Nothing to report.

Jim Dovey

Property manager

Discussion ensued regarding a budget for a 'new' used car. Many ideas were tossed around the it was decided to set aside \$10,000.00 this will be voted on during new business.

Fire and Waste Commissioner:

BIMC Fire and Waste Report

May 24, 2012

Waste: The first of the four annual dumpsters is arriving this weekend, and it will be in the usual place behind the post office. We will have two dumpsters over 4th of July weekend, and a final one over Labor Day weekend. The dumpster is for household items and appliances only; please do not dump any construction debris. Do not open the dumpster or leave anything outside of it. If your items do not fit, you can either try again for a later dumpster, or contact Bill to see if your

items can fit after he compacts things down with the backhoe.

The compactor broke down in February, and we had an electrician come out and fix the short. The repairman pointed out that all of the hoses need replacement, so Bill is expecting to do that later in the year, when the busy season winds back down. Our compactor is fragile and needs to be treated gently. There have still been incidents of non-household materials being dumped, causing it to jam. Please only put household waste into the compactor. It is not designed to break down appliances, styrofoam, construction debris and the like. These types of materials impede the flow of the garbage as it compacts, causing it to jam, which then puts enormous pressure on the hydraulics and structure of the compactor.

Recycle:

The recycling center has been clean and organized. Thanks to Bill and Terry for keeping it that way. Batteries were transported off island for recycling.

Fire

Drills will be held on the second Saturdays of the month.

I have been in contact with Mike Preysz, the Training Officer at Orcas Fire Department. He is going to work with us on getting our core group of volunteers trained for wildland and structural firefighting. We have not set dates yet, but are looking at early 2013, which is a slower time for their department. We will dovetail in with the courses that they normally offer, but rather than simply doing everything at the Orcas fire station, he will organize classes with us and our equipment on Blakely. This is a concrete step towards the goal of having a dedicated group of trained volunteers on island, who can contribute substantively to fire response and planning.

We are entering into the dry season. Please be very careful, and communicate with guests and children about the risks of fires, and proper prevention.

Respectfully,

Coralie Meslin
Fire and Waste Commissioner

BCF Liaison:

Roger Brown said that the floors have been replaced in the bathrooms at the Marina. The floors in front of the coolers have been replaced as well. The barge Ramp has been repaired as well as the broken cement on the fuel dock. The card lock system is a bit different from other systems. Please read and follow the instructions. The Marina store had a 'soft' opening on May 15th and will function on reduced hours until June 15. The Coast Guard and Dept. of Ecology have come for their inspections and everything looks good.

Caretakers Report: Bill has received a quote from a person in Friday Harbor to do the inspection of the Cross Connections. Is there anyone able to fly or boat over to Friday Harbor to pick up these two people on June 7th and 8th?

OLD BUSINESS:

*Fire Drills will be held on the 2nd Saturday of the month (June 9, July 14, Aug. 11) at 2:00 PM.

*The Board Meetings on June 7, 21, 28 have been cancelled. **The next meeting will be held on Sat., June 30th at 1:00 PM at Coralie's.**

NEW BUSINESS:

1. Congratulations to Bill Schlink for passing his WDM1 and the STPO1 tests! Way to go, Bill!

2. Memorial Day clean up at the marina will be at 9:00 AM on Saturday. The dumpster will open at noon on Friday.

3. Notification of Annual Meeting: The July Annual Meeting will be held on July 7, 2012 beginning with coffee and donuts at 9:00 and the 'Call to Order' at 9:30 AM. Remember to bring your own chair.

4. *Roger Brown made a motion to approve the proposed Homeowners Manual to be presented in draft form to the community vote at the annual meeting. It was seconded. The motion passed unanimously.*

5. *Mary Ellen made a motion to approve the nominated board members Hal Christianson and Bruce Moreton, to be presented at the annual meeting. The motion was seconded and passed unanimously.*

6. Barb Sullivan and Roger Brown will be the board representatives for the Annual Picnic. Laurie and John Davidson have agreed to be the food purchasers. Dan Roach is in charge of party permits and beer! The picnic starts at 5:00 PM Saturday, July 7th. Please bring a side dish!

7. The BIMC Board is asking the membership to vote on two separate proposed amendments to BIMC Bylaw, Article IV, Sec 2. The first proposal will deal with the term "stock transfer"; the second part will deal with the "inheritance and gift" language. If both are passed by a simple majority of those in attendance at the meeting, the newly written Bylaw Article IV, Section 2 will read:

Article IV Membership

Sec 2 Any prospective acquirer of an ownership interest in property within the plat of the San Juan Aviation Estates ("the Plat") including but not limited to intent to acquire by purchase, contract to purchase or foreclosure, excluding inheritance or gift, shall file application with the Secretary of the Board of Governors or 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 applicants 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 name of one single family or one entity (as defined by 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.

Roger Brown moved that we accept this proposed language to present to the membership at the Annual Meeting. It was seconded and passed unanimously.

8. The Board discussed Pam Roats' request to change the wording of Covenant #18 to allow chickens to be excluded from the terminology 'farm animals'. Discussion ensued which included a motion by Jim Dovey that: *this Board does not recognize that there has been a violation of Covenant 18. The motion was seconded and passed.*

9. *Barb Sullivan moved that we submit to the membership a mail-in ballot voting on the proposed amendment to Blakely Island Covenant #18 by the homeowner. Ballot dates would be May 29, 2012 – June 29, 2012. The motion was seconded and passed unanimously.*

10. *Doug Davidson moved that we go into executive session to discuss BIMC employee employment agreements and compensation. Seconded and passed.*

11. *Mary Ellen moved that we come out of executive session and back to regular session. 2nd and passed.*

12. *Motions were made by Barb Sullivan to approve employment contracts for both the full-time caretaker Bill Schlink, and the part-time caretaker Terry Pence. Jim Dovey moved, a second was given and it passed unanimously.*

13. *MaryEllen Hogle moved to allot \$3000.00 for Fire Training. It was seconded and passed unanimously.*

14. *Roger Brown moved to allot \$10,000.00 for the purchase of a new BIMC vehicle.*

15. *Doug Davidson made a motion to approve the projected 2012-2013 Financial Budget to be presented to the BIMC membership. It was seconded and passed unanimously.*

9:49 PM: Barb Sullivan moved to adjourn. The motion was seconded and passed unanimously.

Respectfully Submitted,
Barb Sullivan, BIMC Secretary

