

Issues January 27, 2013

MINUTES OF THE BIMC BOARD OF DIRECTORS MEETING –January 17, 2013

The following members were present via Conference Call-in

Bruce Moreton	Roger Brown	Jim Dovey
Doug Davidson	Coralie Meslin	

Bruce Moreton called the meeting to order at 4:10 PM PST after querying if any community members were present. No one acknowledged a presence and none was recorded subsequent to the call by the web based tracking system.

Upon motion made, seconded, and passed the Published Agenda was adopted with one additional agenda item under new business dealing with the Opalco land purchase inquiry as summarized below under new business.

Upon motion made, seconded, and passed the November 15, 2012 Board Meeting Minutes were approved.

President's Report - Bruce had nothing new to report that is not already covered on the agenda for this meeting.

1. Secretary - Hal Christiansen was not present and therefore there was no secretaries report for this meeting
2. Treasurer - Mary Ellen Hogle was not present and transmitted a treasurer's report to the board for information. The report included a Notice of Value on the Caretaker property, a review of the affect of the federal government tax holiday on employee deductions, and an update on expenditures and collections to date. The current level of spending is running 6% under the budget, and collections are on track.
3. Water - Doug Davidson reported that the water plant is operating without problems and there are no new issues to report for the water system.
4. Airport and Roads and Property - Jim Dovey advised that there is nothing further to report than what is contained in the attached Caretaker's Report.
5. Fire and Waste - Coralie Meslin had nothing to report, refer to Caretaker on instructions for activating the fire alarm
6. BCF – Roger Brown reported that the lease agreement was finalized with the new Marina operators this week, Ben Davidson. The BCF is evaluating their financial situation and may be preparing a capital request to be presented at the annual meeting. It was noted that the BCF will be looking for volunteers to replace to outgoing board members, as well as Roger whose term is expiring on as the BIMC board member who is on the BCF board.
7. Caretaker's report – see attached

Old Business

1. Firearm use on the Plat – As the result of a recent incident, there was a review and discussion of the laws, rules, and regulations as they pertain to the discharge of firearms on the lower island. It was noted that there is no specific rule in the Blakely Island covenants regarding the discharge

of firearms on the lower island, whereas there is a requirement that persons who use firearms on the upper island must have permission to hunt and a valid hunter's license. It was decided that the members be advised at the annual meeting of the San Juan County regulation regarding discharge of weapons – paragraph 9.08.040 which is included for information in the attachments to these notes. In addition it is important to educate the members that for a practical matter discharging a firearm on the lower island cannot be done without potential significant safety issues to other residents on the island, despite what has been explained as a Blakely tradition of shooting the top limbs off of trees at Thanksgiving. Projectiles hitting trees, and in particular low caliber bullets such as a 22, can easily deflect and hit an unintended target, and including areas well downrange. The Board does not intend to pursue adding additional rules or regulations for consideration by the members, however in the interests of discharging the Board's responsibility for addressing safety issues the board intends to inform the members. It requested by Jim Dovey that the members be advised that if there are incidents involving the potential unlawful use of firearms, that they be referred to San Juan County or State law enforcement and not bring them to the caretaker for action. Neither the Board nor the caretaker have responsibility for enforcing State or County laws on Blakely Island.

2. Nominating Committee – Mary Ellen Hogle who agreed to act as the board member on the Nominating Committee has had to decline due to health issues, and Coralie Meslin has agreed to take this position. It was agreed that the board would contact prior members of the nominating committee to engage with Coralie and start the process for finding candidates to replace outgoing board members Doug Davidson, Jim Dovey, and Roger Brown. Doug Davidson had agreed to extend his term, however subsequent to the meeting it was determined that board members may not serve consecutive terms, however Doug has agreed to provide whatever assistance is needed to the incoming board member who will be taking this position.
3. Building Permit Reviews – It was noted by Coralie Meslin based on discussion in the prior board meeting that there is a page missing from the homeowner's manual which provides guidelines for review of new building permits. It appears that this was omitted as an error during reproduction of the document, and it was decided that the missing page should be reconsidered for inclusion in an update of the homeowner's manual after being presented and voted upon at the annual meeting. Bruce Moreton requested that the board act on the request for a building permit as per plans submitted to the board – Bruce to recuse himself from the process. Roger Brown agreed to coordinate this request and obtain the required approval of three board members after their review.
4. Caretaker Garden – The caretaker's request for installation of a garden on the BIMC property has been withdrawn

New Business

1. Opalco Land Inquiry – The Board has received an expression of interest in the purchase of land owned by the BIMC, and which is within the area of an existing electrical transmission line easement as shown in the attached sketch as provided by Opalco. Opalco intends to install system upgrades at this location, which will also provide enhanced electrical service to our membership. Opalco is aware that they have the right to use this easement for the purpose, but feel it is the right thing to do to approach the Board with an offer to purchase this land and to coordinate in advance with the membership on the project. The board discussed various aspects of this proposal and has decided to follow up with Opalco's expression of interest in which Opalco intends to prepare an offer to Purchase. The board will coordinate and bring forward the specific Opalco proposal for vote by the membership

at the annual meeting. The board will solicit comments in advance from the membership and coordinate these with Opalco – in particular in regards providing recommended natural vegetation and shielding of the improvements from local homeowners.

Subject property is located in the transmission easement south of the road to driftwood beach as shown below.



2. New BIMC Board Meeting – It was noted that the next board meeting is scheduled for February 21, 2013 at 4:00 pm PST. It was noted that several members may have travel plans on this date and will review alternative dates prior to the meeting and in advance of the issue of the agenda and meeting notification. It was also noted subsequent to the meeting that a physical location for the Board meeting is required to be named in addition to the teleconference information. Coralie Meslin has agreed to use her residence as this location for future board meetings, which the board accepts – this will be confirmed on future agendas, which are submitted to the membership in advance of the meetings. The board apologizes for not having a physical location for the prior meetings – and which we will rectify in the future.

Upon motion made, seconded, and passed the meeting was adjourned.

Bill Schlink
Board Meeting Report
January 17, 2013

Water System

The water plant is operating fine. With Doug's help, we sourced a few small, hard to find parts that have helped make the plant run smoother with less monitoring.

Roads and Runway

The roads are currently a mess due to all the wind blown debris. Tractor is up and running after a broken ring gear in the front axle crippled us for a while. We've placed some sand bags at the base of Joyce Fegert's white house drive way to try and prevent the meter and valve boxes in that area from filling up with mud. When the risk of heavy runoff is over, we'll remove the sand bags. There is ice melt in the lobby of the Post Office to keep the ice off the driveway in front. Don't be afraid to use it if you find ice that I haven't gotten to yet.

FIRE AND WASTE

The fire danger is low but please be careful with brush and debris fires. One important lesson learned recently is that most folks don't know how to activate the fire alarm. The alarm is the best way to get everyone's attention (including Terry and Bill). The alarm is activated inside the fire hall on the wall between the two doors for the fire trucks. There is an alarm button and a test button. Hit the alarm button and the alarm will sound for several minutes and then shut itself off. Just raise either door, they're never latched or locked and locate this button. I'll try and remember to leave the doors open much of the time during the day this summer so that everyone can locate this button.

CONTACTING CARETAKER

The phone numbers in the directory for the caretaker are correct however, my email address has never been updated. Please make note of this. My updated email is bimccaretaker@gmail.com. I haven't been using the old rock island address since shortly after I arrived here. I no longer check that address.

Respectfully/ Bill Schlink BIMC Caretaker

Extract from San Juan County Regulations - Attachment for Information

9.08.040 Discharge of weapons Written permission required when.

A. It is unlawful for any person to discharge upon or across the land or premises of another (whether or not posted or fenced), any firearm or bow-and-arrow-type device without first obtaining the written permission of the owner or lessee of such real property and without carrying the original of such written permission upon the person.

B. The required written permission shall include the following:

1. Name of the permittee;
2. A description of the land and area permission;
3. Type of activity permitted;
4. Time period for which the permission is valid (which cannot exceed 12 months);
5. Signature of the owner or lessee and date signed.

C. It is unlawful to alter or falsify any information on a written permission.

D. This section shall not apply to any law enforcement officers while in the course of their official duties, or shooting ranges previously listed with the sheriff's office. (Ord. 50-1987)