

BIMC Board Meeting Minutes
May 12, 2011
Elliman's home, Blakely Island/Phone Conference

Board Members Present:

Sally Elliman, President
Barb Sullivan, VP, Secretary, Property Manager
Jim Fergus, Treasurer
Jim Dovey, Roads/Airstrip, Insurance Commissioner
Roger Brown, BCF Liaison
Doug Davidson, Water Commissioner
Bob Breidenthal, Fire and Waste Comm.

BCF Members Present:

Glen Tompkins, Paul Ellis, John Davidson
Guests: Pam Roats, Phyllis Chennault, Laurie Davidson, Lindy Springmeyer

1. The meeting was called to order at 7:09 PM after the community sharing session.
2. Sally Elliman stated the agenda items that needed to be deleted or added to the May 12, 2011 Agenda. *Barb Sullivan moved to adopt the new Agenda for the 05/12/11 meeting. It was seconded and passed.*
3. *Jim Dovey moved to adopt the minutes of the April 14, 2011 BIMC Board meeting. It was seconded and passed unanimously.*

President's Report:

1. Sally thanked Lance Douglas for donating the use of his guesthouse to Bill and Sue Schlink.
2. Thanks were given to Lisa and Tony Enriguez for the donation of their hangar for the Annual Meeting.
3. The Board is looking for volunteers to join the Party and Food Committee with Mary O'Neill and Anne Malmo. They will plan the Annual Picnic the evening of July 2, 2011.
4. Changes to the BIMC Directory need to be into Barb Sullivan by May 20, 2011.
5. The first community 'get-together' will take place at 10 am on Saturday, May 28th at the Marina Cabana. Please use this opportunity to meet Bill and Sue Schlink, and ask your questions about the changes to the governing documents, or other BIMC business matters.
6. A reminder that the BIMC sponsored annual Memorial Day Dumpster will be here on Memorial Day weekend. The BIMC sponsors a dumpster on Memorial Day weekend and the Fourth of July weekend. The contents of those dumpsters go into landfill. This year some community members are sponsoring another dumpster over the Fourth of July weekend. This dumpster is not BIMC sponsored. If you have usable household goods that would be too good to put into a landfill and would instead like to donate them to a charity in Anacortes, contact Coralie Meslin for information.
7. The annual Marina clean up will be on Sunday, May 29th, this year, at 9:00 AM. Bring your gloves, blowers, push brooms, and energy!

Treasurer and Commissioner Reports:

Treasurer Jim Fergus reports that we have \$10,400.00 in the checking account and \$124,927.00 in the Maintenance Reserve account.

Property Commissioner Barb Sullivan reported that the new caretaker, Bill Schlink and his wife Sue are busy painting the caretaker's house, and will be moving into it in the next week or so. Thanks to the Davis's for a smooth transition, as Bill appears to be up to speed in all areas.

Fire and Waste Commissioner Bob Breidenthal reports:

On April 23rd, we had a good turnout on a beautiful spring day for our most recent fire drill. In celebration of his many years of devoted service to BIMC, Jim Davis received a refreshing foam shower. He did not even have to bring his own soap. Much of our firefighting capability is a legacy of Jim and Margo Davis. The next fire drill will be at 2

PM on Saturday, May 28th. The time was moved to the afternoon to avoid a conflict with an event that morning. Since it is during a holiday weekend, I hope for another good turnout. Special awards for the best costume and best supporting actor. Arrangements have been made for a dumpster for Memorial Weekend. There has been no report back from the County regarding our barge fees. It was suggested that some phone calls might be in order to see if we might get our waste barge fees reinstated.

Bob noted that the county is considering changing our district to one that is less populous. He asked the Board if they had any thoughts on this. There were none.

BIMC/BCF Liaison Roger Brown reported that the new Marina Store operators, Terry and Diana O'Hara, would be open this weekend, as well as next. They will be open full time by Memorial Day weekend! Stop in and introduce yourselves!

Water Commissioner Doug Davidson:

1. Water production and usage is normal for this time of year, we had one unusually high usage day and Terry and Bill launched a search and found a resident's toilet continuously running, it used about 4000 gallons of water over 12 hours.

Water Treatment Plant Operation and DOH:

I received 2 proposals for operational oversight of the water treatment plant from contract operators as well as from Jim Davis. In evaluating the offerings I used 3 basic criteria, Availability of service, Response Time in an emergency and finally Price. Based on those criteria and as authorized by the Board in the previous board meeting I hired Water and Wastewater Services out of Mt Vernon to provide operational oversight and operation of the water treatment plant. DOH has been informed of this change and officially notified of W&WS's operational oversight. W&WS will be providing the first months services for a fixed fee of \$2,000 for the first month, after the first months operation and they have a good operational knowledge of the plant and the island we have agreed to have a meeting to discuss how best to control the cost and operate the plant in compliance with the DOH. One of the benefits of the operational oversight is the knowledge these professionals bring to us regarding the operation of the plant and the questions they ask. They asked a simple question regarding why the plant was operated so often and why we only utilized 1/5th of the large storage tanks volume before refilling it. This simple question was reason for Bill and Terry to question why it was operated that way and in reviewing it found it was due to the plumbing of the backwash pump and its only source being one of the small reservoirs. This simple question has us now thinking of how we can either install a 2nd backwash pump supplied from the large reservoir or tie the existing backwash pump into the supply line from the large reservoir. Neither of these would be easy but when completed would allow us use an additional 60 - 70,000 gallons of water from the large storage tank which would give us significant more time between operation of the treatment plant and a much larger margin of safety.

2. Terry is working towards taking the test for his WTPO2 license and we (BIMC) have mailed in the required form and payment requesting a temporary WTPO1 license for Bill Schlink.

3. Roth Roach property water connection:

I was contacted by Dan Roach regarding the water connection to No Name City and their desire to drill a well to provide water to their property. In order for them to get a permit to drill a well we (BIMC) need to sign either a sanitary easement or sign a denial of sanitary easement for both the buffer strip property as well as the Fire hall and Post office property. It would not be in our interest to sign the sanitary easement in regards to the Fire hall property as it would limit our ability to store chemicals as well as eliminate the ability to ever install septic tank and drain field. I see no issues with signing the easement for the buffer strip and seek input from the board regarding these 2 items as well as our previous offer to Roth Roach regarding water service to No Name city. I printed out the old AutoCAD drawings of the water system; Bill, Terry and Jim have hand drawn in the changes so that they reflect the current system. In the future we will have these changes entered into the AutoCAD drawings for our permanent records and generate new prints for future use and reference. This will show all the new meters as well as the cross connection control device locations.

Road Commissioner Jim Dovey had no report.

New Business

1. The BCF Board joined us to bring us up to speed on what they are doing.
 - Roger thanked the BCF Board for gathering the BCF Board history.
 - Glen reported that the BCF has sublet the Marina store to O'Hara and Associates, Inc. The O'Hara's are independent operators and receive no financial backing from the BCF or the BIMC. They take all the financial risk and all of the profit from the store.
 - The fuel is purchased by the BCF and the proceeds from fuel sales go back to the BCF to help with the expenses, insurance, taxes, and other costs associated with the Marina.
 - Glen has resigned from the BCF Board. A replacement board member who will serve out his remaining one year is needed. Volunteers please contact Roger Brown.
 - A BCF Financial Review will be completed by the Annual Meeting and reflect the information that the BCF has given the BIMC CPA auditing firm.
 - The BCF is working on providing financial reports of fuels sales on a monthly basis in the future.
2. Doug moved to be given authority to negotiate a contract agreement with the water oversight company for one month. It was seconded and discussion ensued. Doug amended his motion to read: *Doug moved to be given authority to negotiate a 3-6 month contract with the water oversight company for one month until board approval can be given. The motion was seconded and passed unanimously.*
3. *Roger Brown moved to change the Caretaker emergency cell phone to a regular Nextel cell phone service. The motion was seconded and approved unanimously. This new cell service will allow people to leave messages on the cell phone.*
4. *Barb Sullivan moved that we contract for the printing of 500 BIMC 2011 Directories to John Madden's AAA Printing Co. The motion was seconded and passed. PLEASE GET YOUR CHANGES FOR THE DIRECTORY IN TO BARB SULLIVAN BY MAY 20!*
5. The Roth/Roach 'No Name City' Property is looking into drilling a well as opposed to paying a BIMC yearly assessment for the use of BIMC owned water. In order to dig a well, they need a sanitary easement on both sides of the property. *Doug moved that we sign a sanitary easement on the buffer strip side and deny the easement on the P.O/Shop side. The motion was seconded and passed unanimously.*

Old Business

1. *Doug moved that we change or modify the water usage agreement with the Roth/Roach 'No Name City' property to a 5-year term. It was seconded and passed.*

Board Meeting Dates:

1. *Barb Sullivan moved that we schedule a meeting after the annual meeting on July 2, 2011 and August 11, 2011 at 7:00 PM. The motion was seconded and passed.*
2. The next BIMC Board meetings are June 30, 2011 at 7 PM at a Blakely Island location to be determined and by conference call; July 2, 2011, Annual Meeting at 9:00 AM at the Enriquez hanger; July 2' 2011 with a 15-minute break between the Annual Meeting and the first 2011 regular BIMC Board meeting with the newly elected board members at the Enriquez hanger; and, August 11, 2011 at 7:00 PM at a Blakely Island location to be determined and by conference call.

Jim Dovey moved to adjourn the meeting at 9:07 PM. It was seconded and passed unanimously.

Respectfully submitted,
Barb Sullivan

