

**BOARD MEETING**  
**July 15, 2023**

The meeting was held at Doug Otjen's home and was called to order by him at 11:09 AM. Those present were Doug, Dave Asselstine, Nadeen Walker, Paul Kohl, Ryan Cunningham, Pam Gummel and Marilyn Laubach. Lynn McQuiston and Dave McQuiston/Fall were also present.

Minutes from the board meeting on April 22, 2023, were reviewed and an error was noted. The amount of the expense for the pool work should have read \$7,000 rather than \$1,000. Nadeen made the motion to change the amount to \$7,000. Paul gave the second. The motion to change passed and will be noted in the minutes for that meeting.

Ryan made the motion and Dave A gave the second to approve the previous board minutes. Motion passed.

Pam presented the bill for the electrical work at the pool for board approval since it was in an amount that needed board approval. Paul made the motion and Ryan gave the second to a motion to take the funds for the electrical work from the reserve account. The motion passed.

Pam noted that there are some gaps or omissions in HIEA current insurance to cover the pool house structure and other items. Everyone agreed that there needs to be more information on this and better coverage. The idea of insurance to cover board members was brought up for discussion. Some members have their own umbrella policies, but may not cover where needed. Also insurance to cover volunteers was discussed. Paul will look into insurance for board members, HIEA structures and volunteers. He will bring this information to the board at their next meeting.

Pam brought up the use of Quick Books for use in the treasurer's position. That soft ware has become more costly. Quick Books has changed to subscription only software which will cost around \$600 annually. The subscription software is substantially higher than the \$350 that we used to pay once every 3 years. She did explore other financial software companies, but the cost was very comparable to the subscription price of Quick Books. Currently she is still using Quick Books.

Pam reviewed a fee payment survey that she had given the board members. As a result of the survey the idea of twice a year billing would be more beneficial to the association as well as the work for the treasurer. Marilyn made the motion and Nadeen gave the second to go to twice a year billing cycle in January and July. Motion passed. It will be noted that the first billing in the new cycle in January 2024 will be prorated to cover the previous year's payment. Also in discussion of the survey the use of credit card payment was not favored as it would cost HIEA more money to administer this.

There was much discussion as to how much monies will be needed to do the various replacement costs. It was felt that there needs to be a more definite figure on costs rather than just asking for money. Members are entitled to know where their fees are being put aside to cover expenses above and beyond current costs. Dave McQuiston/Fall will be looking into figures for phases of repair or improvements.

The 2024 reserve rate and general dues were discussed but not set. Reserve rate and general dues rates will be determined at the September board meeting.

The board decided to change companies for the supply of propane for the pool. Ferrell Gas had not been a good company to work with and was more expensive. The new company will be charging \$100 per year to lease the tank. Nadeen made the motion and Ryan gave the second to switch to Peak Company. Motion passed.

Lynn McQuiston stated she is willing to continue in the capacity of assistant treasurer to help out Pam. Ryan made the motion and Dave gave the second to have Lynn continue in this capacity. Motion passed. Lynn and Dave are still reading the meters and monitoring the water system They now have the assistance of their family members. Lynn compiled a booklet of how to read meters and certain other things needed to do the work in this capacity.

Dave McQ said that there has been about a 20% increase in the use of water over last year. Other reports on the system are all good. These reports have been sent to owners. At 151 Camus the isolation valve needs to be replaced as well as the valve casing and a new protective box for the valves. There was another new water user signed up for service. Doug Willis on Dana Dr. The flushing of the fire hydrant annually has not been completed yet this year. The back flow tests have also been completed annually.

Dave A said the electrical upgrade at the pool has been completed. Dave made the comment that it was a big improvement and safety factor to have the work done. The use of the pool by renters policy is posted on the HIEA web page. This is a reminder to property owners of their responsibility.

Doug mentioned that the burn ban for all of Mason County is still in effect. If some one is not abiding by this, they need to be reported to the proper authorities.

September 9 will be the next board meeting at Doug's place. The members that will be up for election are Doug, Paul and Nadeen. Paul said he would like to run again for the position. Any interested new owners are encouraged to run for a position.

August 12 there will be a meeting at the pool house regarding various fire regulations and concerns for the island.

Ryan made the motion and Dave A seconded to adjourn the meeting. Motion passed. Meeting adjourned ay 1:30 PM.

Respectfully submitted,

Marilyn Laubach, secretary