

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES MEETING - JANUARY 20, 1993

Art Luck, President; called the meeting to order at 7:30 p.m.

Members present: David Aldrich, Jim Barnes, Doris Hamby, J. P. Jones, Art Luck, Carol Maynard, and Carl Drow.

Minutes of the December 23, 1992 meeting were approved as posted.

Treasurer's Report: Doris Hamby reported a total of AFE'S of \$3,497 and total operating expenses of \$48,978 for December. Cash balance as of December 31 was \$161,386, including \$140,553 in the Capital Fund.

Membership Committee: Chairperson Vivian LaBonte reported that Patricia Ann Douglas has purchased 90 E. Rhododendron as her permanent residence.

Social Club: Chairperson Kathy Johnson reported that the next potluck dinner is scheduled for February 13th.

Environmental Committee: Chairperson Amy Brandon reported the committee met to comment on the plan suggested by J.P. Jones for the South Marina Area.

Marina Committee: Chairperson, Gordon Tandy reported on the completion of the pile driving project. Warren Maynard reported that the dredging permit will be extended to allow a nine month dredging period. Freda Woolsey reported on plans to raise more funds for the Marina. Bill Bruce reported on progress made to complete the dredge.

Water Advisory Committee: Roger DeJarnette reported that proposals were received from four consultants for Master Plan Studies. They are being reviewed by the committee and a recommendation will be made to the Board soon.

Building Committee: Chairperson Roger DeJarnette reported on a deck replacement permit in the village.

Property Managers Report: Roger DeJarnette reported on snow mode operation, on routine maintenance on vehicles and buildings and on recent vandalism at the pool. He also said water samples continue to be satisfactory.

Old Business:

After discussion, President Luck advised that a letter would be sent to the Commissioner of Public Lands of the type drafted by Fred Evans. There was no objection by Board Members.

President Luck also advised that the Board was supportive of Environmental Committee proposals on fund raising and design assistance and urged the committee to make specific recommendations.

New Business:

President Luck advised that Drexel Agner had submitted a claim for \$300 to \$500 to repair damage to his boat in the Marina. The President said he was requesting a detailed statement.

CAPE GEORGE COLONY CLUB

Minutes of January 20, 1993

(New Business Continued)

After discussion of cash flow problems, a motion was made and carried to direct the staff and officers to approve only essential expenditures in the next 30 days and to request the Finance Committee review the problem and submit specific recommendations in February.

President Luck appointed Dale Huselton as Marina Manager effective immediately. There was no objection by Board Members.

After discussion, a motion was made and carried to allow free use of the boat ramp for persons entering the Jefferson County Fire District No. 5 Annual Salmon Derby on February 13-15 1993; provided the sponsors provide parking supervision.

ROADS, ROADS, ROADS President Luck summarized written comments received in response to his request for advice on how best to approach the continuing need for road improvement. Discussion followed by Board and Club members. After discussion, he advised he would announce in the newsletter a meeting on Tuesday February 2 at 7:30 pm in the Community Center. The purpose of the meeting would be to organize a five to seven member citizen committee to formulate a road proposal for Board of Trustees approval.

Announcements:

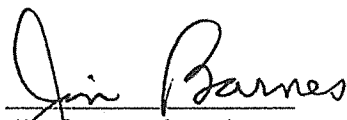
President Luck appointed J.P. Jones as Secretary pro tem during the month of February.

President Luck announced future Board meetings as follows:

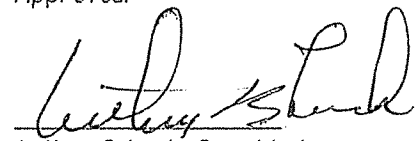
Study Meeting	Tuesday, February 16, 1993	7:00 pm Office Conference Room
Regular Monthly Meeting	Wednesday February 17, 1993	7:30 pm Community Center

Adjournment: The meeting was adjourned at 8:42 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES – BOARD OF TRUSTEES MEETING – FEBRUARY 17, 1993

Art Luck, President; called the meeting to order at 7:30 p.m.

Members present: Art Luck, Carol Maynard, Carl Drow, J. P. Jones.
Jim Barnes and Doris Hamby were absent.

Minutes of the January 20, 1993, meeting were approved after correction to the Environmental Committee Report. The statement should read "....for the North Marina Area."

Treasurer's Report: Carol Maynard reported AFE'S of \$2,513.07 and total operating expense of \$16,070.52 for January. Revenue for January was \$42,589.28; total cash received, \$20,294.45. Cash balance as of January 31 was \$165,570 including \$139,677.57 in the Capital Fund.

Membership Committee: Chairperson Vivian LaBonte reported that Charles Hough has purchased Lot 67, Div. 4 in the Village. Sheila Bender and Kurt VanderSluis have purchased Lot 19, Div. 7. Blk 4 in the Colony.

Social Club Committee: No report

Swimming Pool Committee: No report

Environmental Committee: Amy Brandon, Chairperson, reported plans for fundraising activities. There will be a Saturday fundraiser breakfast on April 3 at the Clubhouse. Letters are being prepared for mailing to universities requesting assistance in preparing landscaping plans.

Marina Committee: Chairperson Gordon Tandy reported on a new parking plan being prepared, marina surrounds clean-up, pipes repair after they froze. Bill Bruce updated progress on dredging equipment, testing of equipment is proceeding, piping requires installing. The new dredge will not be ready for operation by March.

Water Advisory Committee: Chairperson Clyde Robinson reports that their research has determined the engineering firm of Northwestern Territories, Inc., best meets requirements to prepare documents to satisfy present State of Washington requirements for private water systems. Further contract discussion will continue with that firm.

Building Committee: Roger DeJarnette reported on a residential height variance hearing which the Committee voted to accept. A building permit for a triple wide residence at 190 Spruce Drive was approved.

Property Managers Report: Roger DeJarnette reported all water mains were flushed on February 15 and 16. Twelve (12) water service updates were completed during the month and sequester/chlor building work continues.

Old Business:

President Luck reported that a Road Committee composed of seven (7) volunteers has been formed to study road improvements.

CAPE GEORGE COLONY CLUB

Minutes of January 20, 1993

New Business:

The residential height variance for Div. 3, Lot 8 at Cape George Village was approved. This will not impede the view of any other Cape George property.

Dredging of the marina entrance on March 13, 1993 was approved.

Recommendations as presented by the Water Advisory Committee for engineering consultation were approved.

Carl Drow moved to transfer \$14,952 from the Water Growth Fund to the General Fund to cover overages recently incurred. This amount will be repaid ~~to the General fund~~ with interest as the cash flow situation eases.

Announcements:


The Ladies Club will have a Potato Party on St. Patrick's day, Wednesday, March 17, 1993, at the Clubhouse.

President Luck announced the March Board meetings :

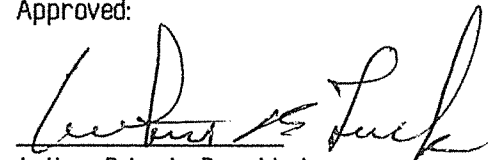
Study Meeting	Monday, March 15, 1993	7:00 pm Office Conference Room
Regular Monthly Meeting	Tuesday March 16, 1993	7:30 pm Community Center

Adjournment: There being no further business, the meeting was adjourned.

Respectfully submitted:


John P. Jones, Secretary Pro Tem

Approved:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - SPECIAL BOARD OF TRUSTEES MEETING - March 23, 1993

Art Luck, President; called the meeting to order at 7:00 p.m.

Members present: Jim Barnes, J. P. Jones, Art Luck, and Carol Maynard.
David Aldrich, Carl Drow and Doris Hamby were absent.

Victor Gray Chairman of the Club Roads Committee introduced other committee members present; George Brown, Wes Dixon, and Jack Stilbert.

President Luck stated the purpose of the special meeting to consider the recommendation of the committee to retain an engineering firm and to discuss other aspects of the committee assignment.

Victor Gray stated the May 1 deadline to complete all work was unrealistic and reviewed the work the committee deems essential to be performed by the engineering consultant.

Finance Committee Report: Jim Barnes reported that the Finance Committee recommended transfer of \$2,000 from Road Maintenance funds to Consulting Service, Other and use of an additional \$2,600 already in this second named fund if a contract is approved by the Board.

An extensive discussion followed; with questions and comments by board members, committee members, and other club members.

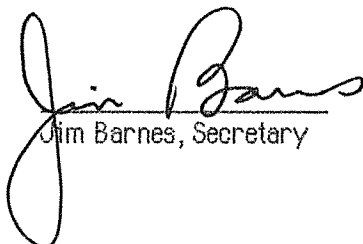
Following this discussion a motion was made and carried to :

- a) Amend the 1992/93 budget to transfer \$2,000 from Road Maintenance (530201) to Consulting Services Other (540601); and,
- b) An AFE be approved in the amount of \$4,600 from funds available in 540601; and,
- c) That a contract with ADA Engineering as recommended by the Roads Committee be approved provided that total payment be limited to \$4,600, that three payments be made after acceptance of each phase by the committee chairman and the Property Manager, and that all work done under this contract become the property of the Club.

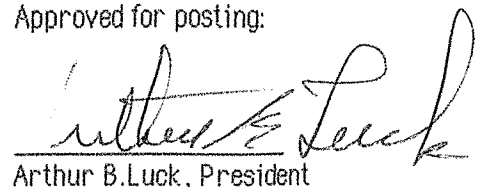
The Chairman requested that the Club President advise consultant to proceed with the work by letter tomorrow.

Adjournment: The meeting was adjourned at 7:52 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES MEETING - March 16, 1993

Art Luck, President; called the meeting to order at 7:30 p.m.

Members present: Jim Barnes, Carl Drow, J. P. Jones, Art Luck, and Carol Maynard. David Aldrich, and Doris Hamby were absent.

Minutes of the February 17, 1993 meeting were approved as posted.

Treasurer's Report: Carol Maynard reported that major expenses for February were \$1,617 for top rock; \$14,500 for water line meters boxes and fittings; and, \$4,178 for replacing marina pilings. She also reported total February operating expenses of \$40,301 and total cash received of \$43,333. Fund balances totaled \$169,222 including 123,932 in the Water Growth Capital Fund.

Membership Committee: The secretary reported for Chairperson LaBonte that Charles and Linda Allen bought 192 Victoria Loop and will not be moving in for 1 or 2 years.

Social Club: Chairperson Kathy Johnson reported that events planned are the St. Patricks Day fund raiser (for new dishes) on March 17th, a brunch and business meeting on March 22nd, and the annual Easter Service at 7:00 am on April 11th.

Environmental Committee: Chairperson Amy Brandon reported that the committee plans a fund raising breakfast on April 3rd and a series of flower arranging classes for the spring months.

Marina Committee: Members of the marina committee reported on the successful dredging of the marina entrance and on a trial launching of the dredge to be scheduled soon. Chairperson, Gordon Tandy requested that the marina manager also be invited to report to the Board at future meetings.

Pool Committee: Chairperson Nancy Stilbert reported that the 9 am pool exercise class recently cleaned the pool steps and trim.

Water Advisory Committee: President Luck announced that he appointed Ed Skowra Chairman of the Committee. Chairperson Skowra reported that former Chairperson Clyde Robinson will remain on the committee and that a contract with Northwest Territories Inc was now ready for Board action.

Building Committee: Chairperson Roger DeJarnette reported on a permit for a storage building at 20 Sequim Place.

Property Managers Report: Roger DeJarnette reported on routine maintenance; that water tests continue to be satisfactory; that the chlorinator building is ready to roof; and, that twenty six water service updates were completed.

Progress Report by Road Committee: Chairperson Victor Gray reported on the two committee meetings held, on the procedure and schedule developed. The only recommendation for the Board at this time is to approve a contract for \$4,600 with an engineering firm, ADA Associates in Poulsbo. The engineering study would provide factual data on road needs and costs vital to the committee's work.

Board of Trustees Minutes – March 1993

The Board discussed the committee report, the need to budget funds, to review the firm's specific proposal, and early action. Following this discussion, a motion was made and carried to refer to the Financial Committee the question of budget amendments needed to finance the engineering study, the committee to report back at a Special Board meeting to be held at 7:00 pm on Tuesday March 23rd in the Community Center, the Road Committee be invited to attend, and the agenda be limited to the Road Committee work, the proposed engineering study and related issues.

Old Business:

After discussion, a motion was made and carried to approve a final agreement approved by the club's attorney to consolidate three (3) lots into two (2) of property now owned by Mr. and Mrs. Richard W. Coffee of 141 Alder Drive..

A motion was made and carried to amend the 1992/93 Budget to increase the consulting fees for Master Plan Study from \$15,000 to \$32,000 and to reduce the tank project by \$17,000; to approve an AFE for the Master Plan Project for \$32,000; and, to approve a proposal by Northwest Territories Inc in their letter dated March 11, 1993 as recommended by the Water Advisory Committee.

New Business:

President Luck reviewed the history of business use of property on South Rhododendron Drive and on efforts to clean up the property. After discussion, a motion was made and carried to instruct the Club attorney send a letter to the owner of the property specifying actions required.

A motion was made and carried to approve an A.F.E. for Trustee Liability Insurance in the amount of \$1,295.

President Luck recommended a nominating committee be appointed consisting of Dorothy Robinson (Chairperson), Maitland Hardyman, and Bob Cane. A motion was made and carried to approve the appointments as recommended.

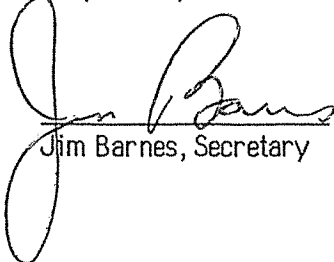
Announcements:

President Luck announced future regular Board meetings as follows:

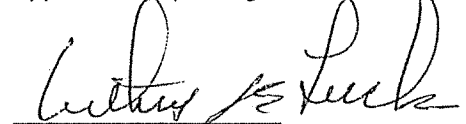
Study Meeting	Tuesday	April 20, 1993	7:00 pm Office Conference Room
Regular Monthly Meeting	Wednesday	April 21, 1993	7:30 pm Community Center

Adjournment: The meeting was adjourned at 8:32 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES MEETING - April 21, 1993

Art Luck, President; called the meeting to order at 7:30 p.m.

Members present: David Aldrich, Jim Barnes, Carl Drow, Doris Hamby and Art Luck. J. P. Jones, and Carol Maynard were absent.

Minutes of the March 16 and March 23, 1993 meetings were approved as posted.

Treasurer's Report: Doris Hamby reported operating expenses for March of \$15,473 and revenue of \$17,798. Fund balances totaled \$41,274 plus \$123,981 in the Capital Fund. A motion was made and carried to approve the report.

Social Club: Chairperson Kathy Johnson reported on the annual Easter Service on April 11, a potluck on April 17, a memorial service for Bill Carter on April 18 and an "Out" Lunch scheduled at the Oak Table in Sequim on April 26.

Environmental Committee: Chairperson Amy Brandon reported on the fund raising breakfast (clearing \$356.50) and on a series of flower design classes beginning May 4.

Marina Committee: Chairperson Gordon Tandy and Marina Manager Dale Huselton reported on marina activities. The Board was advised that there are currently 54 paid for moorage and 23 paid for rampage.

Water Advisory Committee: Chairperson Ed Skowra reported that Northwestern Territories (club consultant) has completed the information gathering phase of their study and water flow tests will begin soon. Notice will be given.

Documents Review Committee: Chairperson Ed Skowra reported that the Clubs Covenants, Conditions, and Rules are being reviewed, that the job is larger than originally expected, and that the Committee requests appointment for the duration of the task.

Building Committee: Chairperson Roger DeJarnette reported on a new deck in the village and a new garage in the Colony.

Property Managers Report: Roger DeJarnette reported that fourteen water service updates were completed in the Village and that thirty remain to be completed. Fifty remain in the Colony. He also advised that lot mowing will start next week.

Old Business:

The Property Manager reported on a revised plan for remodeling the two swim pool rest rooms/showers and for adding two beach rest rooms to the old clubhouse. He also reported on the construction sequence, stated that work could start as early as May 10 and be completed with the \$5,500 budgeted. After discussion, a motion was made and carried to accept the Property Managers report; to approve the revised plan for swim pool and beach rest rooms; to refer to the Finance Committee the issue of fund availability, to approve the start date of May 10; and request the Property Manager to provide an estimated completion date at the Boards May 19 meeting.

After discussion a motion was made and carried to pay a boat repair bill to Drexel Agner after work is completed, upon submittal of an itemized receipt, and total cost not exceeding \$464.61.

New Business:

President Luck recommended that Pat O'Grady be appointed Chairperson of the Election Committee for 1993. A motion was made and carried to approve the appointment.

Roger DeJarrnette reported on a building height variance requested for a new home on Lot 19, Colman Drive. He also stated the Committee unanimously recommended denial of the variance. A motion was made and carried to deny the variance request.

Separate motions were made and carried to approve four AFE'S;
Accounting services \$2,000; Fittings & Pipes for Water Dept. (to be paid after May 1), \$1,527;
State Operating Permit for a Public Water System (to be paid after June 15) \$570; and
maintenance of the copy machine, \$646.

Vice President Drow expressed concern over the legal actions involving Indian rights to shellfish on private beaches and requested that this matter be placed on the May Agenda for discussion.

President Luck reported on a letter dated April 11 from Mrs. Sexsmith concerning rumors of the City of Port Townsend annexing Cape George. He said no board member has heard this rumor and further that any such action would require approval by Cape George voters.

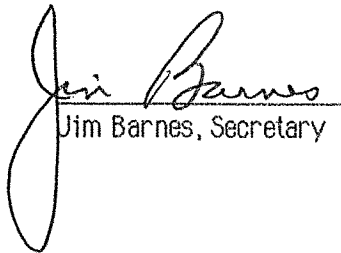
Announcements:

President Luck announced future Board meetings as follows:

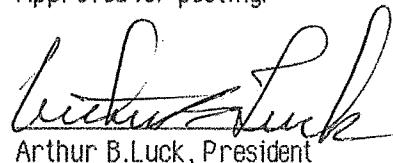
Study Meeting	Tuesday	May 18, 1993	7:00 pm Office Conference Room
Regular Monthly Meeting	Wednesday	May 19, 1993	7:30 pm Community Center

Adjournment: The meeting was adjourned at 8:40 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES MEETING - May 19, 1993

Art Luck, President; called the meeting to order at 7:30 p.m.

Members present: David Aldrich, Jim Barnes, Carl Drow, Doris Hamby, Art Luck and Carol Maynard. J. P. Jones was absent.

Minutes of the April 21, 1993 meeting were approved as posted.

Treasurer's Report: Doris Hamby reported total cash received in April of \$18,029 and a total balance of \$159,100 including \$123,700 in the Water Growth Capital Fund. A motion was made and carried to approve the report.

Membership Committee: Norma Johnston reported two new members: Marilyn Huslander from Portland who bought a home at 301 Dennis Boulevard as her primary residence; and Kathie Lehner of Monroe who bought a lot in the Colony for use after retirement in 10-15 years.

Social Club: Chairperson Kathy Johnson reported on the fashion show and business meeting for May 24 and a potluck scheduled for June 12. She also reported that Marilyn Fogel was already planning for the July Salmon Barbecue.

Environmental Committee: Chairperson Amy Brandon reported that ten persons have signed up for the flower arranging classes and that the next fund raiser will be a home and garden tour to be held in June.

Marina Committee: Marina Manager Dale Huselton, reported that the dredge is nearing completion and will be ready to pump sand sometime in July. He also reported on clean up activities in the area South of the Marina.

Water Advisory Committee: Chairperson Ed Skowra, reported on flow tests; and on test runs scheduled for the sequestering agents planned for use to reduce the level of manganese in the water. He also reported the consultants will complete drafts of both Comprehensive Plan and Master Plan by the end of June.

Documents Review Committee: Chairperson Ed Skowra, reported on progress to review building guidelines; and, on a new committee member, Mr. Harold Caldwell.

Building Committee: Chairperson Roger DeJarnette reported on an addition to a home at 300 Colman Loop and a new mobile home on Lot 33 Div 7 in the Highlands.

Property Managers Report: Roger DeJarnette reported that work is underway on the swim pool and beach rest rooms, on water sampling, and on tests of the sequestering agents to encapsulate manganese in our water.

Election of Board Members: Nominating Committee Chairperson Dorothy Robinson, reported that six nominations are being made for the four board positions: Jim Barnes, Carl Drow, Carol Maynard, David Frazier, Wells Gibson, and Otto ~~Sanderson~~. She introduced the nominees present.
SANDBERG

President Luck recommended three members as the Election Committee: Esther Fortney (Chairperson), Betty Postma, and Marie Vandervort.

^{MAY 19,}
Board of Trustees Meeting April 21, 1993 pg 2

A motion was made and carried to appoint the recommended members as the Election Committee.

The problem of rejecting, for technical reasons, a large number of ballots at recent elections was discussed. President Luck appointed Trustees Doris Hamby and David Aldrich to meet with the Election Committee to minimize this problem.

Progress Report by Roads Committee: Chairperson Victor ^{GRAY}~~Gray~~ reported on progress made by the consultant and the committee. After discussion, a motion was made and carried to authorize the committee to hold two public meetings, (May ²⁶~~28~~ and June 2), and to use the Community Center if desired.

A second motion was made and carried for the committee to negotiate with the Quimper Community Credit Union a loan program for members to consider utilizing if a special assessment for roads is approved, and the President be authorized to advise the Credit Union of this action.

Old Business:

A motion was made and carried to approve in concept the reconfiguration of Marina floats to include finger floats as recommended on April 15 by the Marina Committee provided that costs conform to funds budgeted.

Property Manager Roger DeJarnette reported that completion of all work on both the pool and beach rest rooms is scheduled for June 28.

A motion was made and adopted to approve a resolution drafted by the Property Manager stating the Cape George fire season exists concurrently with that established by the State and Fire District #6, and that State outdoor burning requirements apply.

A motion was made and adopted that amendments to the Water Regulations be approved as recommended by the Property Manager on April 16, 1993; except, for the amendment to Section 8 which was tabled.

New Business:

A motion was made and adopted to establish the Annual Meeting for Saturday July 17, 1993 at 2:00 p.m. in the Community Center. Secretary Jim Barnes stated that the official notice will be mailed with the election ballots, that the notice will be prepared for approval by President Art Luck.

A motion was made and adopted to advise the Sunset Blvd. ad hoc committee on placing of power lines underground that the club was unable to participate financially because no funds are budgeted for this purpose.

A motion was made and adopted to approve the Building Committees recommendation of May 19, 1993 relating to a variance request by Sharon and Frank Zuvela for a manufactured home on Colman Loop (Lot 1, Div 7); lot owners previously notified of a variance hearing will be notified of the Board decision that no variance is necessary.

A motion was made and approved to authorize use of the clubhouse for the 1993 Christmas Bazaar and advertise the Bazaar to the General Public.

Board of Trustees Meeting ^{MAY 19,} ~~April 21,~~ 1993 pg 3

After discussion five separate motions were made and approved on the Finance Committee Recommendations of May 18, 1993 regarding *Budget Policies and Personnel Changes*, as follows:

1. To adopt the draft Policy and Procedures on Annual Budgets
2. To adopt the revised job description for position of Manager
3. To adopt a job description for the position of Bookkeeper
4. To promote Roger DeJarnette to the position of Manager for the normal probation period
5. To study the salary of the position of Manager and consider an increase in salary commensurate with the new duties in October 1993 and, to evaluate the performance of Roger DeJarnette and consider a permanent appointment.

A motion was made and adopted to approve the recommendation of the Building Committee and reject a request from Ivan Kullman for an RV and storage shed on Lot 1 Div 5 (the Highlands) until building plans and all necessary permits are available.

After discussion a motion was made and approved (six affirmative votes) a budget amendment to transfer \$3,000 from R&M Roads (530201) to R&M Lots (531101) to enable retention of an outside contractor to mow undeveloped Cape George Lots.

Announcements:

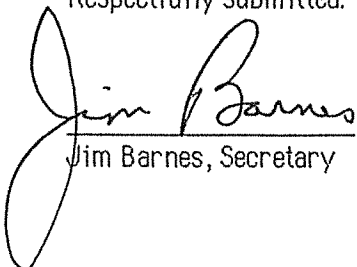
President Luck announced future Board meetings as follows:

Study Meeting	Tuesday	June 15, 1993	7:00 pm Office Conference Room
Regular Monthly Meeting	Wednesday	June 16, 1993	7:30 pm Community Center

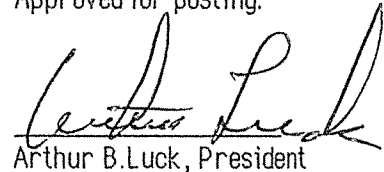
President Luck also announced he was activating the Memorial Committee authorized by the Board in 1990.

Adjournment: The meeting was adjourned at 9:40 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - SPECIAL BOARD OF TRUSTEES MEETING - June 9, 1993

Art Luck, President; called the meeting to order at 7:30 p.m.

Members present: David Aldrich, Jim Barnes, Doris Hamby, J. P. Jones, Art Luck, and Carol Maynard. Carl Drow was absent.

Report by the Roads Committee: Chairman Victor Gray answered several questions posed by Board Members.

Board Action on Roads: After discussion, three motions were made and carried as follows:

- [1] To adopt Resolution Number 1993-1 adopting the road plan and project prepared by the Roads Committee in principle; approving a Special Assessment of \$1,700 payable on August 16, 1993; and pledging to authorize a separate bank account, to refund any moneys not needed; to adopt a road maintenance program; and to submit the proposal to the membership for a vote with a letter from the President, a proxy form, an enclosure from the Road Committee and from the Quimper Credit Union.

(Vote 5 - 1, Trustee Aldrich voting no)

- [2] To request the election committee to verify and to tabulate the vote by proxy and in person.

- [3] To authorize a vote by members on a road proposal.

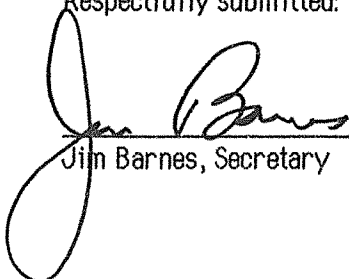
Announcements:

President Luck announced the June meeting schedule as follows:

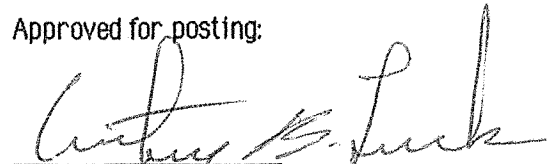
Study Meeting	Tuesday	June 15, 1993	7:00 pm Office Conference Room
Regular Monthly Meeting	Wednesday	June 16, 1993	7:30 pm Community Center
Special Membership Meeting	Wednesday	June 30, 1993	7:30 pm Community Center
Special Board Meeting	Wednesday	June 30, 1993	(Following Membership Meeting)

Adjournment: The meeting was adjourned at 8:10 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES MEETING - June 30, 1993

Art Luck, President; called the regular monthly Board Meeting to order at 7:00 p.m.

Members present: David Aldrich, Jim Barnes, Carl Drow, Doris Hamby, Art Luck and Carol Maynard. J. P. Jones arrived at 7:15 p.m.

Minutes of the May 19, 1993 and June 9, 1993 meetings were approved as posted.

Treasurer's Report: Doris Hamby reported total May revenue of \$178,706 and operating expenses of \$158,885. Fund balances totaled \$171,796 including \$125,922 in the Water Growth Capital Fund.

Membership Committee: Chairperson Yivan LaBonte reported ten new members: Seven plan to use their new properties as their primary residences: David and Kelly Larson (225 Maxwell in the Highlands); Michael and Nancy Gudeman (31 Magnolia Avenue in the Highlands); Richard Boyd and Bonnie Morrow (Lot 5 Div 7 in the Highlands); Henry Condera (Lot 24 Div 2 in the Colony); Eugene and Margaret Norstrom (111 E. Rhododendron in the Colony); Rex and Karen Habner (210 Dennis in the Village); and Spencer and Joanne Floyd (310 N. Palmer in the Colony). Two other new members are Christine Marks (80 Maple Drive in the Village), and Erica and Wayne Murray (Lot 5 Block 9 Div 3 in the Colony). The final action was a change of ownership of community property to Stephen Slater (481 Sunset Blvd in the Colony).

Social Club: Chairperson Marilyn Fogal reported that the May 24 tea and fashion show was attended by 50 ladies and on meetings of the Salmon Barbecue Committee. Finally, that Barbara Hinchcliff and Kathryn Powell agreed to Co-chair the Christmas Bazaar.

Environmental Committee: Chairperson Amy Brandon reported that 43 persons took the Home and Garden Tour and 17 members have volunteered to help in the "Adopt a Plot" program to spruce up Cape George public areas.

Marina Committee: Chairperson Gordon Tandy reported on the program to add ladders and life rings to improve safety. Marina Manager Dale Huselton reported the marina is nearly at capacity and a waiting list may soon be necessary. He also reminded the Board that an earlier gate opening should be considered by the Board.

Water Advisory Committee: Chairperson Ed Skowra, reported the water taste tests were completed, that the computer model is performing satisfactorily and a draft report will be ready by July 10. He also thanked both Roger and Mac for their assistance in providing historical data.

Documents Review Committee: Chairperson Ed Skowra, reported the committee has a target date of late this fall for its report, that concerns and recommendations are always welcome.

Building Committee: Chairperson Roger DeJarnette reported on five permits for fences, decks and a storage shed.

Managers Report: Roger DeJarnette reported on routine building maintenance and on completion of the womens dressing room at the swim pool. He also reported on water tests and on Jefferson County Animal Control Policies.

Board of Trustees Meeting June 30, 1993 pg 2

Old Business:

After discussion, a motion was made and carried by a vote of 6 to 1 to establish a fee of \$25.00 for the club staff to turn water off and on.

Doris Hamby reported on the boards discussion of past elections when the Election Committee disallowed votes on technicalities of procedure. After discussion a motion was made and carried by a vote of 6 to 1 asking the Election Committee to count votes when the identity and intent of the voter is clear and unless the voter has not paid assessments or the ballot is received late.

New Business:

A motion was made and carried to approve the recommendation of the Memorial Committee to spend \$430.81 for dishes.

Jim Barnes reported that a compilation of adopted Rules and Regulations will be available in about a month.

Two separate motions were made and carried to approve AFE'S; \$6,000 to dredge the Marina and \$1,236 for lot mowing.

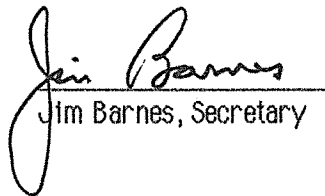
Announcements:

President Luck announced future Board meetings as follows:

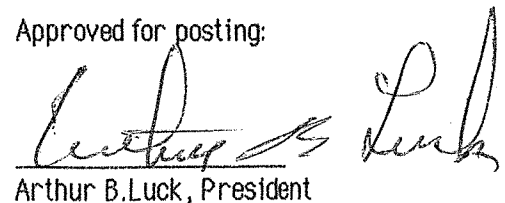
Study Meeting	Tuesday	July 13, 1993	7:00 p.m. Office Conference Room
Regular Monthly Meeting	Saturday	July 17, 1993	1:00 p.m. Community Center

Adjournment: The meeting was adjourned at 7:45 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - SPECIAL MEMBERSHIP MEETING - June 30, 1993

Art Luck, President; called the meeting to order at 7:50 p.m.

An estimated 160 persons were present. Based upon the vote count, 366 members were present by vote or by proxy.

The President asked if there were any members present who had not voted. One member responded and was directed to the Election Committee Table.

Esther Fortney Chairperson of the Election Committee asked that holders of proxy votes report. These were received and tabulated.

The Committee Chairperson then announced the final vote:

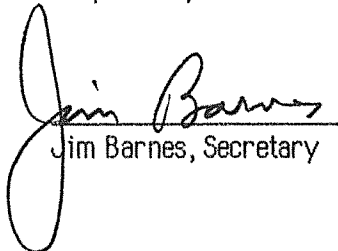
	<u>Approved</u>	<u>Disapproved</u>
Proxy votes cast by Secretary	182	094
Votes cast in person	032	040
Proxy votes cast by others	003	015
TOTALS	<u>217</u>	<u>149</u>

The President then declared the Special Assessments for the Road Improvement Program approved by the membership.

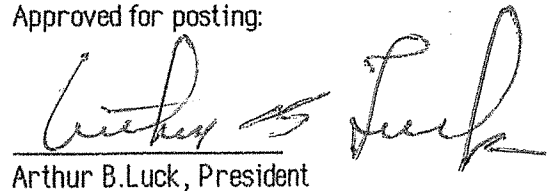
Several persons present asked questions or made comments on election procedures or obstacles to completing the program.

The President declared the meeting adjourned at 8:10 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - SPECIAL BOARD OF TRUSTEES MEETING - June 30, 1993

Art Luck, President; called the regular monthly Board Meeting to order at 8:20 p.m.

Members present: David Aldrich, Jim Barnes, Carl Drow, Doris Hamby, J. P. Jones, Art Luck and Carol Maynard.

The Board discussed the actions necessary to follow through on the successful election on the Road Improvement Program Special Assessment. After these discussions four motions were made and carried:

[1] That the Treasurer be authorized to establish a separate bank account and the staff be directed to establish a separate account in club records for Road Improvements Project Funds.


[2] That the Secretary be authorized to publish notice in the July newsletter of approval of the Special Assessment for \$1,700 per lot for the Road Improvement Project, such assessment to be due and payable on or before August 16, 1993.

[3] That the Board invite the Roads Committee to its July 13 Study Session to consider a schedule and procedure for completing the entire project by November 5, 1993.

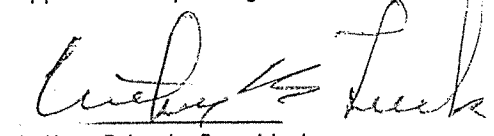
[4] That the Board authorize the preparation and approval of a contract with ADA Engineering for the provision of engineering, and surveying services for the design, preparation of plans and specifications, contract bidding and award at a fee not exceeding 5% of construction costs. Such work to include meeting or meetings with members during the design process and close cooperation and consultation with the club staff, the Roads Committee, and the Board of Trustees. Payment to be made after submittal and approval of bid documents and award of contract by the Board. Finally that work be initiated on July 1, 1993.

Adjournment: The meeting was adjourned at 8:45 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

MINUTES - SPECIAL BOARD OF TRUSTEES MEETING -JULY 6, 1993

President, Art Luck, called the meeting to order at 7:30 p.m.

Members present: David Aldrich, Carl Drow, J.P. Jones, Art Luck and Carol Maynard.

The Board discussed appointing Attorney, Thomas Jackson, to advise Cape George Colony Club in legal matters. Mr. Jackson was recommended by our current Attorney, Doris Hardyman. The three Board members that had previously met with Mr. Jackson apprised the others of the interview with him. A brief question and answer period followed. A motion was made and carried that our President contact Mr. Jackson and request his Firm represent Cape George Coloney Club in legal matters concerning the Community.

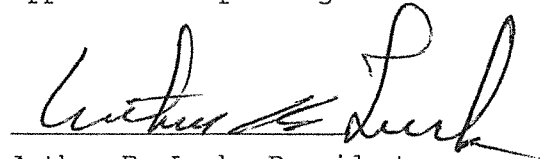
The meeting was adjourned at 7:50 p.m.

Respectfully submitted:



Carol Maynard, Secretary Pro Tem

Approved for posting:



Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES – BOARD OF TRUSTEES MEETING – July 17, 1993

Art Luck, President; called the regular monthly Board Meeting to order at 1:10 p.m.

Members present: David Aldrich, Jim Barnes, Carl Drow, Doris Hamby, Art Luck and Carol Maynard. J. P. Jones was absent.

Minutes of the adjourned regular monthly meeting held on June 30, 1993, and the Special Board meetings of June 30, 1993 and July 6, 1993 were approved as posted except that the Treasurers report at the regular meeting was amended to indicate May revenue of \$21,546.90 and May Operating Expenses of \$5,187.88.

Old Business:

A motion was made and carried that the draft "Schedule of Completion of Road Improvement Program" be adopted with the addition that a letter urging payment and explaining penalties be sent by the President along with the invoices on July 31.

Roger Dejarnette reported that the remodeling of the women's pool dressing room was completed; that work would be started soon on the men's dressing room; and, that a report will be submitted on completion of the beach rest rooms at an early date.

No action was taken on the letter from Thomas J. Majhan.

New Business:

A motion was made and carried to approve moorage of a raft carrying the crew of the Coast Guard cutter "Bennett" at the marina on July 18, 1993.

A motion as made and carried to approve a late payment penalty of \$25.00 per month per lot and an additional \$25.00 per lot each month thereafter if payment in full for the Special Road Assessment is not received by September 1, 1993. The Board also discussed use of the late payment fees but took no action.

Board of Trustees Meeting July 17, 1993 pg 2

The Board discussed establishment of a separate checking account for road funds at Quimper Community Credit Union but deferred action until next year's Treasurer is elected.

A motion was made and carried to approve an AFE of \$1,500 for finger floats at the Marina.

The Secretary reported that the Membership Committee received and processed a membership application from Sherry L. and Elizabeth K. Smith who bought 51 Sequim Place in the Colony from Judith Hale Rummell.

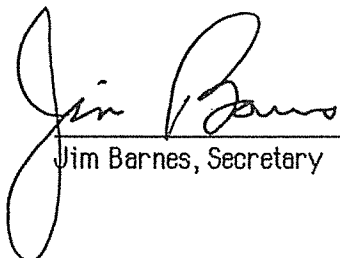
Announcement:

President Luck announced the next Board meeting to elect Board Officers:

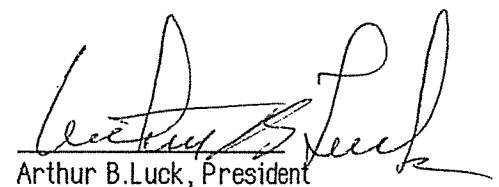
Special Meeting Thursday July 22, 1993 7:00 p.m. Community Center

Adjournment: The meeting was adjourned at 1:45 p.m.

Respectfully submitted:


Jim Barnes, Secretary

Approved for posting:


Arthur B. Luck, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES SPECIAL MEETING - JULY 22, 1993

Art Luck, President, called the meeting to order at 7:00 pm in the CGCC Community Center

Members Present: David Aldrich, Jim Barnes, J.P. Jones, Art Luck, Carol Maynard, and Otto Sandberg. Wells Gibson was absent.

Election of Officers: After discussion, four separate motions were made and carried unanimously to elect the following officers for one year terms:

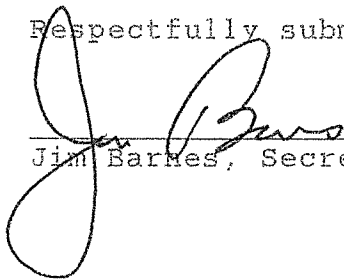
- a) Jim Barnes, President
- b) Carol Maynard, Vice President
- c) David Aldrich, Secretary
- d) Otto Sandberg, Treasurer

Other Business: J.P. Jones stated he was resigning from the Board as he was moving from the Cape George Community.

President Luck announced the next meeting for Wednesday, August 4, 1993 at 7:30 pm in the Community Center.

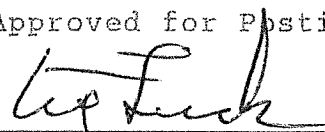
The meeting was adjourned at 7:15 pm.

Respectfully submitted:



Jim Barnes, Secretary 1992/1993

Approved for Posting:



Art Luck, President 1992/1993

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES SPECIAL MEETING - AUGUST 4, 1993

Jim Barnes, President, called the special Board Meeting to order at 7:30 P.M.

Members present: Jim Barnes, Otto Sandberg, Art Luck, Carol Maynard, David Aldrich. Wells Gibson was absent.

1. President, Jim Barnes, informed the Board of a donation of an Electric Organ from Phil and Jean King and the Board accepted the donation on behalf of the Colony Club.
2. The Board discussed the meeting schedule for the 1993-1994 season and decided that there will be no changes to the schedule except that the Board's study season meetings will be held in the Community Center, not in the Office Conference Room. President, Jim Barnes, suggested that the Board spend it's study sessions reviewing a topic in detail instead of spending the time covering many details in general. The Board will review in detail the many committees that serve the Community.
3. After a presentation by the Road Committee and after much public and Board discussion three motions were made and carried concerning the Road Improvement Program. These motions were:
 1. To approve the contract document and bidding process as presented by the Road Committee.
 2. To approve two schedule changes to the original contract document. These changes are to provide for bid opening on Tuesday, August 17, 1993 and award of contract on August 18, 1993.
 3. To approve a change in the contract agreement with A.D.A. to include language that clarifies when the 5% fee becomes enforceable.

4. ANNOUNCEMENTS: Meeting Schedule

Public Meeting: Tuesday, August 17, 1993 at 11:30 A.M. The Road Committee will open the submitted Road Improvement bids.

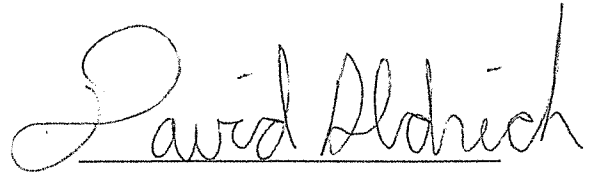
Board Study Session: 7:00 P.M. Tuesday, August 17, 1993. Community Center.

Board Regular Meeting: 7:30 P.M. Wednesday, August 18, 1993. Community Center.

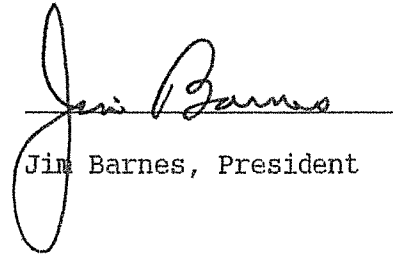
5. ADJOURNMENT: The meeting was adjourned at 8:05 P.M.

Respectfully submitted:

Approved for posting:

A handwritten signature in cursive script that reads "David Aldrich". The signature is written in dark ink and is positioned above a horizontal line.

David Aldrich, Secretary

A handwritten signature in cursive script that reads "Jim Barnes". The signature is written in dark ink and is positioned above a horizontal line.

Jim Barnes, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES REGULAR MEETING - AUGUST 18, 1993

Jim Barnes, President, called the meeting to order at 7:30 P.M.

Members present: Jim Barnes, Otto Sandberg, Art Luck, Carol Maynard, Wells Gibson, David Aldrich

Carol Maynard presented Bob Loid to the Board as a possible replacement for the unexpired term of J.P. Jones' board position. After Bob was introduced to the Board it was moved and passed to appoint Bob Loid to fill the vacant Board position.

The minutes of the Special Board meeting of August 4, 1993 were approved as posted.

Treasurer's Report: Otto Sandberg reported that as of July 31, 1993 the fund balances were \$158,306.74, and July operating expenses were \$12,341.87, and July's operating revenue's were \$34,903.59.

Membership Committee: Chairperson Vivan LaBonte reported that three new members were admitted with two planning to use their new properties as their primary residences.

Environmental Committee: Chairperson Amy Brandon reported that the Committee hired a local landscape artist, David Valbracht, to make planting suggestions for the parking spaces in the Community Center area. Amy also reported that much effort has been extended by many members to help pull Tansy Ragwort plants in the Colony and the Village. Amy recognized the efforts of Gordon and Beth Tandy who cleaned the entire Coleman Circle.

Marina Committee: Gordon Tandy reported that it was the wishes of the Marina Committee that Ellis Sattery be the new Marina Committee Chairperson. Bill Bruce reported that the dredge had been moved as a test of it's suspension and framing system and that it passed the test but that a change in the hitching system will need to be made due to a structural failure. It is anticipated that design and repairs will be made in the near future and that the ramping and floating of the dredge be made. Dale Huselton, Marina Manager, will be out of town and Ellis Slaterry will be filling in during his absence. Dale also reported that the finished finger dock appears to be doing fine and that plans for constructing five new finger docks continues.

The Board considered the wishes of the Marina Committee and after a motion unanimously approved Ellis as the Chairperson of the Marina Committee.

Documents Review Committee: Chairperson, Ed Skowra, reported that the committee is continuing their work on updating the Building and Maintenance of Property rules.

Water Advisory Committee: Chairperson, Ed Skowra, reported that the committee is recommending that a super main be installed from Ridge Drive to the lower communities to help maintain the required water pressure and to insure the water volumes that are required by the County Fire Department. Ed also noted that within ten years the Colony Club will need to construct greater water holding capacity as more of the Community lots become developed. In order to provide the funds for this future construction Ed recommended that the Community should initiate a savings program to be prepared for this large construction project.

Building Committee: Chairperson, Roger DeJarnette, reported on five permits for deck construction and tree removal. Roger also reported that one permit was denied for a single family residence in the Highlands.

Managers Report: Roger DeJarnette reported on routine building, road and water system maintenance efforts. It was also reported that at the time of the meeting approximately 50% of the vacant lots requiring mowing were mowed. Roger also notified the Board that the aroma of Hydrogen Sulfide has been detected in half a dozen areas in the Community and it is the hope of his staff that the Sequestering and the aeration process will reduce or eliminate this problem. It was also noted that the water bacteriological samples were returned satisfactory.

Road Committee Report: The Road Committee made a lengthy seven point report summarizing the results of the bidding on the road project. Only one bid was received for the Communities road construction project. The lone bid was from Lakeside Industries of Port Angeles. The committee recommended to the Board that the Board accept the bid and award the contract to Lakeside for the Type II paving plus all of the alternatives for a total contract award with tax of \$712,413.44. The committee report pointed out that the engineering estimate for Type II and alternates was \$886,800.

The committee also recommended to the Board that the project should carry a contingency until all of the work is done. They recommended the following budget for the project not including any legal costs. Construction contract: \$712,413.00, Engineering costs, design: \$35,600.00, Engineering costs, field: \$17,810.00, Contingencies: \$71,240.00, for a total cost of about \$837,100.00.

The committee also reported on Lakesides willingness to pave members driveways and parking areas for a fixed cost to be contracted between the member and Lakeside.

As the result of the Road Committee's report and recommendations the Board made the following decisions:

1. It was moved and passed that after having the contract document reviewed by our attorney that the President sign the road paving contract with Lakeside Industries for the Type II paving program and for the outlined Alternatives for a total cost including tax of \$712,413.44, 2. It was moved and passed that ADA Engineering be contracted for 2% of the construction costs to do the field work during the construction phase of the Road Construction Project.

Old Business: The Board rescheduled for next month discussion and action on a memorandum from Gordan Tandy concerning the Memorial Fund and the Memorial Fund Committee.

New Business:

1. The Board heard a report from the Manager concerning the change in plans for the men's bathroom and shower room at the swimming pool to include and self-contained, enter from the outside, Unisex bathroom. This bathroom and the men's shower room will be sealed from each other. It was moved and passed to approve this design for implementation.

2. The Board was introduced to a letter from Tony Reid about his concern of the open burning regulations in the Community. The Board postponed until next month any discussion and action concerning this issue.

3. Wells Gibson reported on his intermediary efforts with the Kints and the Cape George Colony Club's decision to remove trees in the road easement in front of the Kint's property. Wells made a detailed outline of what occurred up to date. He then made a motion that the document, titled "REGULATIONS ON THE USE OF C.G. RIGHTS-OF-WAYS", be amended to direct the Manager to inform the members in the standard letter that informs property owners near the plants that are to be removed that they have the right to appeal to the Board. After the motion was seconded the Board heard much discussion concerning this motion and voted 3-4 to not support the motion.

4. It was moved and passed to transfer \$700.00 from the 5420 fund to the 53201 fund to provide funds to pay outstanding attorney fees.

5. It was moved and passed to accept the Road Committee's preliminary budget placing \$35,600.00 for engineering up to the bidding phase, \$3000.00 for legal fees and the rest to be allotted at a later date.

6. It was moved and approved to approve the following A.F.E's:

- a. \$991.40 to Western Utilities
- b. \$560.00 plus tax to Olympic Tree Service
- c. \$3500.00 for dock replacement materials

7. The Board decided to schedule a Special Board Meeting on August 24, 1993 at 7:00 P.M. in the Conference Room, to study the proposed 1993-1994 budget.

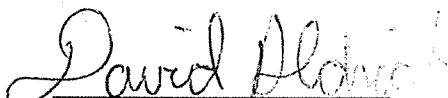
Announcements:

1. The President announced the appointment of Otto Sandberg, Carol Maynard, and Jim Barnes to the Finance Committee.

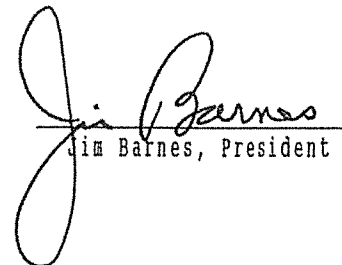
2. The President announced that the next General Study Session will be on Tuesday, September 15, 1993 at 7:00 P.M. in the Community Center. The next Regular Board Meeting will be on September 16, 1993 at 7:30 P.M. in the Community Center.

Adjournment: The meeting was adjourned at 9:15 P.M.

Respectfully submitted:


David Aldrich, Secretary

Approved for posting:


Jim Barnes, President

CAPE GEORGE COLONY CLUB

MINUTES - BOARD OF TRUSTEES REGULAR MEETING - SEPTEMBER 15, 1993

Jim Barnes, President, called the meeting to order at 7:35 P.M.

Members Present: Jim Barnes, Carol Maynard, Dave Aldrich, Bob Loid, Wells Gibson.

Action on Minutes: It was moved and passed that the August 18, 1993 minutes be corrected on the second page, 5th paragraph, by changing the 2% to 2 1/2% as reflected by discussion.

Treasures Report: Roger Dejarnette reported, in the absence of Otto Sandberg, the following September 13, 1993 balances; Cash Balance, \$22,010.04, Accounts Payable, \$14,621.00, Accounts Receivable, \$16,527.25. It was also reported that 84.73% or \$955,036.00 of the Road Project Fund has been collected.

Membership Committee: Chairperson, Vivian LaBonte, reported the following 10 new members; Kenneth and Arcella Hall of 151 Vancouver Dr., Joe and Betty Todd of Lot 22, Blk 4 Div 2, Harry Cort Dost Jr. of Lot 10 Blk 3 Div 2, Charles and Patricia Starr of Lot 14 Blk 5, and Michael and Jeanie Orr of 41 Vancouver Pl.

Social Club: Chairperson, Kathy Johnson, that the Social Club will begin their 1993-94 year with a salad lunch at the Clubhouse on September 27.

Environmental Committee: Chairperson, Amy Brandon, reported that the trail connecting Huckleberry Lane to the Ravine trail has been completed by Fred Evens who did all of the work by himself. Amy also reported that, Jason Hoover, a senior student from the University of Washington's Landscape Architecture Department has been assigned Cape George Colony Club as his senior project. Any cost incurred for his travel from Tacoma will be covered by the Environmental Committee.

Building Committee: Roger Dejarnette reported that two permits were approved for the construction of two sheds and one permit was issued for removal of five trees that were threatening a residence.

Managers Report: Roger Dejarnette report routine maintenance of the Community buildings, vehicles and equipment were fulfilled and the completion of the second mowing of the undeveloped lots was completed on September 15, 1993. It was also reported to the board that one staff member has been working in the field with the A.D.A. inspector and contractor during the comprehensive road project. Roger also reported that an automatic chlorine feed pump and container was installed into the water system.

Road Committee: Harry Hider reported on the many aspects of the current road construction project. Harry pointed out that the project is on schedule with Lakeside Industries expressing their intention to move-up the paving schedule. Harry also reported that Lakeside is prepared to pave the Highlands first, then the Village second and then finally finish with the Colony.

The Board was presented with a Budget for the 1993 Road Improvement Project with projected Incomes and Expenses. It was moved and approved to accept the Budget.

Road Committee (continued)

Incomes and Expenses. It was moved and approved to accept the budget.

A motion was made to allow minor change orders to be approved without Board approval by a committee comprised of an A.D.A. engineer, a representative from the Road Committee, and the Cape George Colony Club manager. The motion was seconded and approved.

A motion was made to allow up to \$5,000 for contract testing of the road work. The motion was seconded and approved.

New Business: Wells Gibson gave a report on Puget Power's new policy of cutting down trees affecting the integrity of their power lines. They have decided not to just top or trim trees as has been their past practice. Puget Power plans to send a representative for a meeting with our manager and any interested parties at the beginning of the year.

It was moved and approved that the following AFEs be authorized: \$821.08 for legal fees, \$616.00 for advertisement of Road Project, and \$7,166.54 for water line parts.

It was moved that the following transfers be made into account 530602: \$6,000.00 from R.M. Roads account and \$1,000.00 from R.M. Wells. This motion was seconded and approved with 5 yes votes and 0 no votes.

Announcements:

- A. A Board study session to study the proposed 1993-94 budget is scheduled for September 28th at 7:00 p.m. in the Conference Room.
- B. A Special Board Meeting to adopt the proposed 1993-94 budget is scheduled for October 6th at 7:30 p.m. in the Community Center.
- C. A regular study session is scheduled for Tuesday, October 19 at 7:00 p.m. in the Community Center.
- D. A regular monthly Board meeting is scheduled for Wednesday, October 20, at 7:30 p.m. in the Community Center.

Respectfully submitted,
David Aldrich, Secretary

MORE ABOUT THE BAZAAR

A skilled crew under Freda Woolsey's supervision has turned out a big batch of pies which are now frozen and awaiting buyers. Large apple pies are \$5.00 and the smaller size are \$4.00. Pies are available at the Community Center on Wednesdays between 10:00-12:00. We are grateful to the Pates for the apples.

Also available on Wednesdays are coffee, craft materials (yarn, trims, cloth, and patterns) and people eager to see and/or hear about what you are creating.

Lou Cane is looking for items for the Granny's Attic/Collectibles tables. They can be brought to the Community Center on Wednesday, also. Call her if you have questions (385-5918). The food section is chaired by Nancy Stilbert (385-5724), with Dorothy Robinson (385-3639) assisting on securing breads (see following). A new member, Jane Hill, (379-9128) has volunteered to oversee the boutique area. The Hurleys (385-1308) will again be creating their wonderful Christmas display. Bazaar buyers not only count on picking up lovely plants from Amy Brandon (385-1519) but they can get information on their care and feeding - free. Mary Maltby (385-3110) assisted by Clare Lacy will set up the Baby/Children's table. Margie Kint is handling publicity with the help of Sylvia Thomas on posters. Sylvia and Margie are also going to be marketing two new sweatshirt designs. Watch for details on ordering. Carol Maynard has agreed to handle our finances again. Thank you, Carol. We (Powell and Hinchliff) are looking for help with lunch preparation and serving and for assistance during morning and afternoon coffee times. Alice Sila will be making her wonderful crepes and we would also like to have baked goods that can be cut and served individually for a lunch dessert or coffee-time treat.

So-o-o we would encourage you to become a part of this November 12-13 event. It's fun and for good causes. Call any of the above telephone numbers and offer your services. You'll be glad you did.

Barbara Hinchliff (385-2715) and Kathryn Powell (385-5399)

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES

Minutes of Special Board meeting of October 6, 1993 to authorize the mailing of the proposed 1993-1994 budget to members of the Club.

Jim Barnes, President, called the meeting to order at 7:30 P.M.

MEMBERS PRESENT: Jim Barnes, Otto Sandberg, Art Luck, Carol Maynard, Wells Gibson, David Aldrich.

President Jim Barnes asked Otto Sandberg to be the Chairman of the Insurance Committee that Jim is organizing. Jim asked Otto to gather insurance information concerning the dredging barge and the insurance program for the Colony Club. Otto accepted the responsibility as Chairman of the Insurance Committee.

The Board was presented a copy of the proposed budget outline and a copy of the cover letter that is to be sent along with the outline.

The Board discussed the various categories and many of the line items in the budget outline. The Board also discussed the merits of the budget outline format and the effectiveness of the cover letter in communicating to the membership.

A motion was made and seconded authorizing the office staff to prepare for mailing the cover letter and the budget outline and then mail them to all Cape George Colony Club members on October 7, 1993.

The motion passed by a unanimous vote.

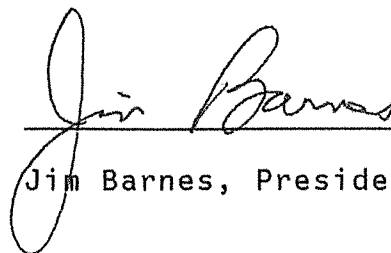
The meeting was adjourned at 8:25 P.M.

Respectively Submitted



David Aldrich, Secretary

Authorized for Posting



Jim Barnes, President

CAPE GEORGE COLONY CLUB

MINUTES

- BOARD OF TRUSTEES REGULAR MEETING - OCTOBER 20, 1993

Jim Barnes, President, called the meeting to order at 7:30 P. M.

Members Present: Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Wells Gibson, Bob Loid, and Art Luck.

Action on the Minutes: It was moved and passed that the minutes of the September 15, 1993 and the October 6, 1993 meetings be approved with one change in the September 15 minutes. The minutes should reflect that the student intern was from Washington State University and not the University of Washington.

Membership Committee: Vivian LaBonte reported that the following people have purchased property in the Community. Robert and Karen Gray bought 11 Quinault Loop, Thomas and Sarah Wicker bought 161 Ridge Drive, Geoff and Jimmie Hlavin bought Lot 14, Block 8, Division 3 in the Colony, Richard and Sherri Reaser bought Lot 83, Division 3 in the Village, and John and Sharon Larsgaard bought Lot 39, Block 14, Division 7 in the Colony.

Social Club: Co-Chairperson, Mary Maltby, reported that the Social Club's pot luck on October 16, had 64 people in attendance. It was also reported that the sweatshirt fund raiser program is underway with over \$600.00 worth of orders received already. Mary also reported that the Early Bird Bazaar will be held in the Community Center on Friday and Saturday, November 12 and 13.

Environmental Committee: Amy Brandon reported that Washington State University has withdrawn their offer to provide a student intern for the landscape design project for Cape George Colony Club. Amy also indicated that the Environmental Committee is working on an alternative program and will report to the Board shortly.

Marina Committee: Ellis Slattery reported that the replacement of the South Docks is progressing with engineering work to redesign the docks as finger docks. Ellis also reported that the Marina Committee is organizing a process to acquire the appropriate permits so that the Southern Retaining wall can be replaced and the Northern Jetty can be extended.

Water Advisory Committee: Ed Skowrya reported that the Comprehensive Water System Update Report is complete and is being submitted to the State for their approval. The Committee is also working on completing the Master Plan for the water system. A meeting will be held in the Club House on November 9th at 3:00 P.M. to review a draft copy of the report as presented by our consultants.

Documents Review Committee: Ed Skowrya reported that the updating of the Building Codes is in the final stages.

Page two: Minutes of the October 20 Board Meeting

Treasurer's Report: Otto Sandberg reported the monthly balances and that the Road Improvement Program has received assessments from 90.05% of the Lots. This leaves 70 lots needing to pay.

The Treasurer's report was approved as presented.

1993-1994 Annual Budget: The Board received lengthy comments from members in the audience and three letters related to the budget were read to the Board. After Board discussion the Board made the following motions.

It was moved and seconded to adopt the proposed budget as presented by the Finance Committee, dated October 14, 1993. The motion passed by a 7 to 0 vote.

It was moved and seconded to adopt the change in annual assessments from \$17.00 to \$19.00_{PER MONTH} to be paid quarterly. The motion passed by a 7 to 0 vote.

It was moved and seconded to approve cost of living increases of 2.6% for the Colony staff. The motion passed by a 7 to 0 vote.

It was moved and seconded to adjust the Managers salary to \$32,000.00, but to withhold the increase until a full job performance review can be made of the current Manager. The motion passed by a 7 to 0 vote.

It was moved and seconded to approve the pool and the water collection fees as indicated. The motion passed by a 7 to 0 vote.

It was moved and passed to post the annual assessment increase in the November 1st Newsletter as the Boards formal notice to the Members.

Road Improvement Program: The Board was updated on the Road Improvement Program from Victor Gray. The improvements are on schedule and within the budget.

It was moved and passed to pay \$49,254.88 to Lakeside Industries for work done.

It was moved and passed to transfer \$4,600.00 from the Road Improvement Program to the General Fund to replace monies borrowed to start the Improvement Program.

It was moved and passed to refer three matters to the Finance Committee: rebate procedure, collection policy, and waiver of late fees.

Old Business:

President, Jim Barnes, reported to the Board that a complete copy of Board Rules and Regulations archived from filed documents is available to all Members in the office.

Carol Maynard reported on a proposal to restructure the Memorial Fund Committee. After some discussion the issue was passed to the Finance Committee for further study.

New Business:

A letter from Gooding and Emken regarding accounting services was referred to the Finance Committee for further study.

Fred Evans reported on the Quimper Planning Area's efforts to organize input to the Counties Growth Impact documents and he promised a full report in November.

Page three: Minutes of the October 20 Board meeting

It was moved and passed that the Dredge should not be launched until proper insurance is obtained.

It was moved and passed that the Manager should post "No Hunting" signs in appropriate places about the Club so as to protect the community from hunters.

It was moved and passed to approve an A.F.E. for the purchasing of materials to help in the completion of five finger piers for the amount of \$1085.63, subject to the treasurer's approval that cash is available.

Questions and comments from Trustees or Members on matters not on agenda:

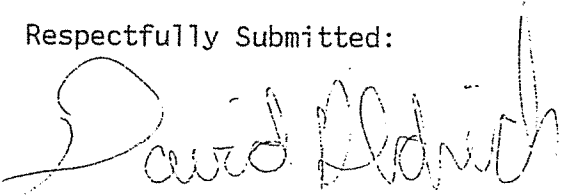
Bob Loid presented the Board with his resignation. Bob said that due to his 10 hour work days and due to his 4 hour a day travel schedule he would not be able to give the proper time to his role as a Board member. The Board accepted Bobs resignation with regret.

Announcements: Meeting Schedule:

Study Session	Tuesday	November 16, 1993	7:00 P.M.	Club House
Monthly Meeting	Wednesday	November 17, 1993	7:30 P.M.	Club House

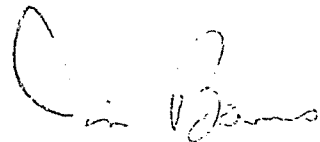
Adjournment: The meeting was adjourned at 9:05 P.M.

Respectfully Submitted:



David Aldrich, Secretary

Approved for Posting:



Jim Barnes, President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING
NOVEMBER 17, 1993

MINUTES

1. Call to Order: The meeting was called to order by President Jim Barnes at 7:35 P.M.
2. Roll Call: Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Wells Gibson, Art Luck.
3. Action on Minutes: The Board approved the October 20, 1993 minutes as posted.
4. Treasures Report: Otto Sandberg reported the existing balances in the budget and he also reported that 92% of the Road Improvement funds had been collected at the time of the report.
5. Committee Reports: Membership Committee Chairman, Vivian LaBonte, reported one new member, Mr. Duane R. Nail. Mr. Nail is from Stockton California and he bought 41 Dungeness Place in the Colony from Ernie Carbaugh. Kathy Johnson reported for the Social Club. Kathy reported that the Early Bird Bazaar was held as planned and the Social Club is thankful for all the people who made and donated items for sale, and to all who donated their time at the sale. Amy Brandon of the Environmental Committee reported that the Committee has been in the process of developing a landscaping plan for Cape George. She also reported that the Committee has prepared a proposal for the Board to consider concerning this plan. Kathryn Powell of the Pool Committee submitted a report to the Board detailing an inspection tour of the pool facility. The inspection detailed many discrepancies needing attention. Ellis Slaterry of the Marina Committee reported that work continues on the installation of the five finger floats on the south end of the marina. The 5th dock is 90% completed at this time. Ellis also reported that the Committee is working on a detailed plan to repair the weak spot on the South Wall at the mouth of the marina. Ed Skowrya submitted a report for the Water Advisory Committee explaining that the water system consultants that were hired to study our water system have completed their comprehensive and master plans for our water system. It was also noted that copies of these reports are available in the office for check-out. Ed also submitted a report for the Document Committee indicating that they have completed the revisions to the Building Guidelines and have presented them to the Board. Roger DeJarnette reported that he was resigning from the Building Committee due to his extended duties as Cape George Colony Club Manager. He also indicated that he would be available to assist during the transition. It was further indicated that Trustee Wells Gibson volunteered to be appointed as Building Committee Chairperson replacing Roger DeJarnette.
6. Road Improvement Program: Victor Gray reported that the Road Improvement Program is very close to being on schedule. Victor estimates that if the weather holds that the improvements will be completed in about two weeks. He does expect that there will be "Punch List" items that will need attention before finally signing off on the contract. Victor also noted that the company doing the improvements is planning on completing the private driveways, on private contract, next Spring. Victor also indicated that change orders have involved something over the 10% that was set aside for change orders. The figures are well within tolerances for such a job.

Victor Gray also recommended that the Board approve a payment of \$265,953.00 to Lakeside Industries as payment for work completed.

A motion was made by the Board and it was seconded and approved to make payment of \$265,953.00 to Lakeside Industries for work completed.

Victor Gray also reported that the Road Improvement Committee will prepare a report on recommendations to the Board for a design for road maintenance. This report should be expected sometime after they sign off on the Road Improvement Program.

Otto Sandberg reported to the Board that he has sent to property owners that have not paid the Road Improvement assessment a letter indicating their need to pay and the intent of the Board to act in accordance with policies to undertake collection procedures if the Colony doesn't receive the monies by December 4, 1993.

Otto presented arguments for authorization to initiate refunds and to limit the late fees on those property owners having not paid in full the road improvement assessment. The Board tabled action on these two items until their December meeting.

7. Quimper Planning Area: Fred Evans reported to the Board that Jefferson County needs input from people in the Quimper Planning Area of which Cape George Colony Club falls within. Officials from Jefferson County and interested community members meet the first and third Tuesday at the Arcadia Inn from 7:00 P.M. until 9:00 P.M. Fred also indicated that he expects to include a questionnaire with the Newsletter to receive feedback from members on many of the points of concern that the Quimper Planning Area will evaluate.

8. Old Business: The Board heard from the Memorial Fund Committee in that a recommendation that the Board approve an expenditure of \$1,500.00 from the Memorial Fund for the purchase of tools by the Marina Committee.

A motion was made and approved in authorizing this expenditure request by the Memorial Fund Committee.

The Board postponed until their December meeting any action on the proposed amendments and revisions to the Memorial Fund Committee resolution date June 21, 1993.

Otto Sandberg reported his efforts to obtain insurance for the operation of the Dredge. Otto reported that the Colonies current insurance company has indicated that they do not have any insurance company willing at this time to take on underwriting a policy for the Dredge. Otto reports though a continued effort on his part and on the part of the designer may be able to break this impasse.

President, Jim Barnes, presented the Board with a copy of an evaluation of the Manager, Roger DeJarnette, and asked the Board to approve this evaluation and to put Roger on the salary schedule as of November 1, 1993.

A motion was made and seconded to approve the evaluation and to put Roger on the salary schedule as of November 1, 1993. The motion passed with a unanimous vote.

9. New Business: President, Jim Barnes, appointed Wells Gibson as Chairman of the Building Committee.

Wells Gibson reported that a member has requested that the mailboxes be decentralized and that upon further investigation it was found that this is an impossibility with the existing Postal requirements.

Amy Brandon, on behalf of the Environmental Committee, asked the Board to approve of their efforts to solicit a bid proposal from a landscaping designer for landscaping plans for the beachhouse area. Any costs incurred would come out of the Environmental Committee's budget.

A motion was made and seconded to endorse the Environmental Committee's using their funds to get a bid for what it would cost to lay-out a design for the beachhouse area. The motion carried.

Roger DeJarnette asked the Board to approve of a policy restricting heavy equipment using the new roads as access to community lots. The Board asked Roger to restructure his request and the Board would revisit the request then.

The Board acted on the following A.F.E.'s:

From the Memorial Fund-	\$1440.86	Approved
R.M. Dredge Fund-	\$1000.00	Approved,
		4 yes, 1 no, 1 abstained
Water Growth Fund- Water Aeration System	\$6,500.00	Approved
Growth Fund- Sequestering System	\$2,500.00	Approved
Water Growth Fund- NIT Engineering	\$6,289.55	Approved

The Board was presented with a job description of the Clerk/Typist position and after some discussion moved to approve the draft of the Clerk/Typist and to authorize advertisement, interviews, and selection of the most qualified. The motion was seconded and approved.

Announcements:

The following meetings were announced:

Study Session, December 14, 1993 at 7:00 P.M. in the C.G. Clubhouse.

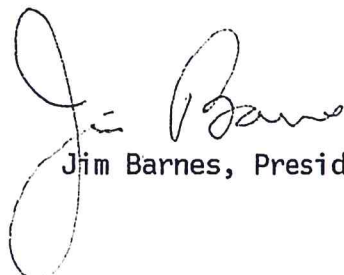
Monthly Meeting, December 15, 1993 at 7:30 P.M. in the C.G. Clubhouse.

The meeting was adjourned at 9:10 P.M.

Respectfully Submitted,

David Aldrich, Secretary

Approved for Posting,


Jim Barnes, President

**A SPECIAL MEETING OF THE
CAPE GEORGE COLONY CLUB BOARD OF TRUSTEES
NOVEMBER 29, 1993**

The meeting was called to order by President Jim Barnes at 7:00 P.M.

Board members present were Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Wells Gibson and Art Luck

It was announced that the purpose of the meeting was to consider the road striping proposal from the Road Improvement Committee. The Board also needed to consider amendments to the original approved Road Improvement Budget.

Victor Gray spoke to the Road Improvement Committee's proposal for striping the roads. Victor made references in his presentation to Herb Armstrong's concerns for the need for fog lines along the width of the edge of the roads to indicate the locations of the edge of the roads. It was further noted that center lines should also be painted on the main roads so as to indicate the lanes.

The Road Improvement Committee received a bid of \$22,275.95 for the completion of this job.

Jim Barnes read three letters that were addressed to the Board of Trustees concerning the road striping proposal. Two of the letters spoke to as why the roads should not be striped and one addressed reasons for why the roads should be striped.

Roger then reported the results of his investigations as directed by the President of the Board. Roger reported that the State Department of Transportation recommended that the roads should have a single solid center line with fog lines on the side. He also referenced conversations with attorneys that made the same recommendations.

The Board then heard recommendations and comments from members in the audience. There were approximately 15 people making comments. People made many suggestions as to how we could avoid striping the roads by making other safety changes. There was also concern for the cost of the project and the fact that the cost was not part of the original project. Others expressed concerns about the esthetics of road striping. The Board heard many other recommendations from all members interested in discussing their concerns.

After discussion by the Board it was moved and seconded to accept the Road Improvement Committee's recommendation for striping the roads. The motion failed with 5 no votes and one abstention.

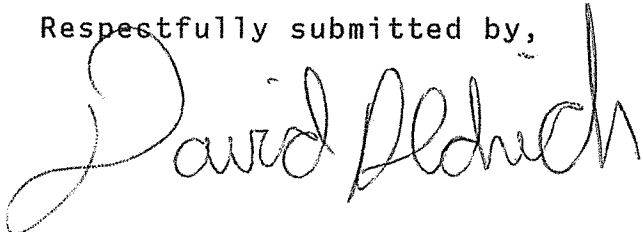
Page 2 Special Meeting of the Board of Trustees November 29, 1993

The Road Improvement Committee then reported that they would make further safety recommendations and an overall road maintenance recommendations in the December general meeting.

The Road Improvement Committee reported that the Committee was in the process of finalizing the actual cost of the road improvement project. They reported that there were some cost overruns and some actual savings on some of the line items. The preliminary indication is that the total overrun costs should be in the 13.8% range. This is still below the high estimate. The Committee hopes to have firm figures by the Boards regular December meeting.

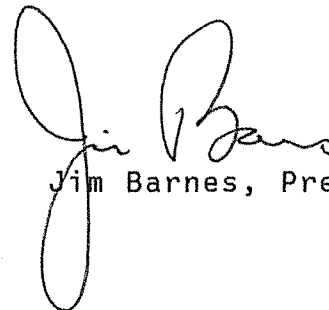
The meeting was adjourned at 8:05 P.M.

Respectfully submitted by,

A handwritten signature in cursive script that reads "David Aldrich". The signature is written in dark ink and is positioned above the printed name.

David Aldrich, Secretary

Approved for posting,

A handwritten signature in cursive script that reads "Jim Barnes". The signature is written in dark ink and is positioned above the printed name.

Jim Barnes, President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES REGULAR MEETING
DECEMBER 15, 1993

1. The meeting was called to order by president Jim Barnes at 7:30 P.M.
2. Roll Call: Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Wells Gibson, Art Luck.
3. Appointment of Board Member: In order to fill the unexpired term of JP Jones and Bob Loid a motion was made to appoint Erv Fortney to fill the position. The motion was seconded and passed with a 6 yes and 0 no vote.
4. Action on Minutes: The Board minutes of November 17, 1993 and the Special Meeting of November 29 were approved as posted.
5. Treasurer's Report: Otto Sandberg reported on the activities of the Club's accounts as of 12/14/93. He also reported that the \$10,000.00 borrowed from the The Roads Fund was repaid at the end of November. Otto also reported that as of the day of the meeting 93.85 % of the Road Improvement Assessment has been collected. It was moved and passed to accept the Treasurer's report.
6. Committee Reports: Vivian LaBonte, for the Membership Committee, reported that Keith Johnson bought lot 44, Div. 4 in the Village from Michael Spragg. Brian Veitenhans bought lot 5, Div 2 in the Village from Richard Cox and the James Holt Estate. Zane Wyll and Linda Foard bought Lot 41, Blk 14, Div. 7 in the Colony from Stanley Bokelman. Walter and Valerie Speiser bought Lot 11, Blk 6, Div 3 in the Colony from Helen Ruby. Kevin and Michelle McArthur bought 261 N. Rhododendron from John McArthur. William Bryan and Patricia Serna bought 311 North Palmer from the Virginia Petzinger estate. Gordon and Geri Barnett bought 71 San Juan Drive from Steven Anthony. Mary Maltby, for the Social Club, reported that the Social Club's Christmas party was a success with 103 people attending. Mary also reported that the Social Club is sponsoring two Port Townsend Foster children with Christmas gifts. Amy Brandon, for the Environmental Committee, reported that work was done in the wooded areas belonging to the Colony Club in order to clean up the trees and limbs knocked down during our recent high winds. Dale Husleton, for the Marina Committee, reported that not much work on the marina has been done by the volunteers due to the weather. Dale also reported that the Committee is working on streamlining the registration form for applying for moorage. He also reported that the area around the old Club House will be cleaned up. He also noted that the area is being used for a working and staging area for constructing docks. Wells Gibson, representing the Building Committee, stated that the Building Committee authorized two building permits. One was for constructing a garage, a retaining wall and removal of trees to afford the work. The second request was for the removal of 129 trees for the construction of a house and a road. Wells also requested the Board to approve a variance for constructing an addition to a house that brings the edge of the house to within 8 feet of the road right of way. The Board tabled the matter until a later date until a proper investigation can be made.

7. Managers Report: Roger reported on a variety of routine maintenance projects that the maintenance crew was able to complete. The high winds necessitated some clearing of downed trees and the recent rains and the new roads created the need to clear silt from a few ditches. Roger also reported that the bacteriological samples were returned with a satisfactory rating from the State. Roger also reported that Cape George Colony Club received a one year extension on their permit for placing the water main along the west side of Cape George road. Roger reported that the State is in possession of a request from Cape George for increasing their water right from 160 acre feet to 225 acre feet as recommended by Northwestern Territories Inc.
8. Quimper Planning Area: Fred Evans reported that the committee continues to meet twice a month and that at their last meeting they discussed many aspects affecting the environment of the planning area. Of concern were political decisions that weaken the documents that direct the planning department. Fred also reported on two projects that fall within the concerns for critical resource protection.
9. Road Improvement Program:
 - a) Victor Gray reported that there is about 3 days of paving left given good weather. There is also about two days of "pick-up" type work left after all of the paving has been completed.
 - b) Victor recommended that the Board authorize the payment of \$302,611.47 to Lakeside Industries for the work completed as of 11/30/93. The Board approved the recommendation with a unanimous vote.
 - c) Victor reported to the Board that the Road Improvement Committee is preparing a report for the Board that will detail a program for maintaining the roads for the next 25 to 30 years. The report will include monetary requirements and a regime of maintenance for maintaining the present quality of the roads. This report will be presented at the Boards regular January meeting.
 - d) President, Jim Barnes, presented the Board with a revised Road Improvement Program budget that included many revised line items reflecting change orders and actual costs. The Board approved the revised budget with a unanimous vote.
 - e) Otto Sandberg reported on his efforts on behalf of the Finance Committee and the Board to collect Road Improvement assessment fees from 47 lots. Fifteen of these lot owners have stated their intent to comply with paying their assessment but would like to make payments in accordance with a payment plan. Thirty two lot owners have not contacted the Board to communicate their intention to pay the Road Improvement assessment fee. A plan for collecting the fees from the lot owners that haven't indicated to the Board their intention to pay is in the making. A letter to those lot owners who haven't paid will receive a letter from the Cape George Colony Club's attorney.
 - f) The Board voted unanimously to approve a refund of \$200.00 to the 537 lots that paid on time. This refund will be issued the week of December 20, 1993. The Board also voted unanimously to approve a refund to those lots that paid by December 2, 1993 but withholding any late fees owed to the Community. These checks are to be issued prior to January 16, 1994.

10. Old Business:

- a) The Board voted unanimously to approve the amendments to the Memorial Committee as presented to the Board in the memorandum from Carol Maynard.
- b) President Jim Barnes read two letters sent to the Board of Trustees. One letter was from Maggie Kelleher concerning late fees for the Road Improvement program and the other letter was from Carol Duffy concerning late fees and financial reports to the Board. The Board stated their intent to respond to the concerns expressed in the letters.

11. New Business: A petition from 5 members concerning "Cleaning Up" of the beach area around the old clubhouse was read and responded to. Dale Husleton reminded the Board that the area would be cleaned up when the weather gets better. The Board was reminded that the Gardener Fire Department was requesting the use of the launching facilities during their annual fishing derby. The Board voted unanimously to allow the use of the marina during the derby as a launch and parking site with the provision that someone from the Derby be posted at the marina to monitor the parking and to provide instructions about the care of the Clubs facilities.

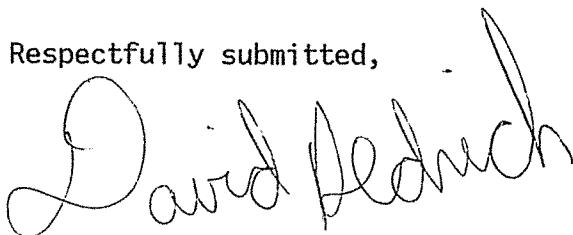
12. Administrative Matters: ^{VIEWER} Roger DeJarnette recommended that the Board approve the hiring of Dana A ~~Fisher~~ to fill the position of Clerk/Typist effective December 27, 1993. The Board voted 7 yes and 0 no. The Board also approved with a unanimous vote to adopt the regulation that prohibits heavy equipment with tracks to be operated and offloaded on the paved right of ways in the Community. The Board also approved an A.F.E. in the amount of \$3000.00 for the Marina to continue work on replacing "F" dock.

13. Announcements: Meeting schedule in January:

- a) Study session - - January 18, 1994 7:00 P.M. Club House
- b) Regular Board meeting - - January 19, 1994 7:30 P. M. Club House

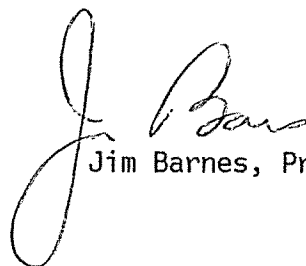
14. The meeting was adjourned at 9:30 P.M.

Respectfully submitted,



David Aldrich, Secretary

Approved for Posting,



Jim Barnes, President