

CAPE GEORGE COLONY CLUB BOARD OF TRUSTEES
MINUTES OF THE REGULAR BOARD MEETING
JANUARY 19, 1994

1. Call to Order: President Jim Barnes called the meeting to order at 7:30 P.M.
2. Roll Call: Jim Barnes, David Aldrich, Otto Sandberg, Erv Fortney, Wells Gibson, Art Luck. Carol Maynard was absent.
3. Action on Minutes: The minutes of the regular meeting of December 15, 1993 were amended to reflect that the Board of Trustees did not take any action on approving the use of Cape George facilities for the launching of non-member boats for competing in the Discovery Bay Salmon Derby. The corrected minutes were approved by a unanimous vote.
4. Treasurer's Report: Otto Sandberg reported the monthly Colony Club balances and he also reported that 96% of the lot owners have paid the Road Improvement Assessment as of the meeting day. The Treasurer's report was approved by a unanimous vote.
5. Committee Reports: Kathy Johnson reported that the Social Club held an "In" Luncheon prepared by Wedad Willey. Kathy also reported on activities scheduled by the Social Club for the month of February. Amy Brandon reported for the Environmental Committee and their concern that trees have been cut down in the Colony Club and haven't been removed as according to their original study. The Environmental Committee recommends that permits for tree removal include a provision for the proper removal of the cut trees. Wells Gibson reporting for the Building Committee reviewed for the Board the various permits that were requested and granted by the Committee. He also reported on a two members requesting variances with their building permits. Notices will be posted as to the dates and time and locations of the variance hearings. Wells also reported on the committee's concerns about the many overhead utilities to member residences that are in violation of the By-Laws. Dale Huselton reported for the Marina Committee on the continuing work at the marina. Dale also reported to the Board that the clean-up work that needed to be done around the work area has been completed.
6. Manager's Report: Roger DeJarnette reported that routine maintenance was performed on the grounds vehicles. Roger DeJarnette also reported on a variety of other maintenance functions performed on Club property. Roger informed the Board that the Cape George attorney has reviewed the Document Committee's proposed rewrite of the Building and Maintenance of Property Rules and he has prepared a written response. The Committee will review the attorneys suggestions and will make revisions where appropriate. The Committee will meet with the attorney in about two weeks for further review of the document. Roger also reported that his office has applied for and is waiting for a building permit to finish the men's dressing room remodel. Roger also reported that the bacteriological analysis of the drinking water was returned satisfactory. Roger also reviewed the new quarterly financial report, balance sheet and cash flow reporting system.

7. Quimper Planning Area: Fred Evans reported that the Growth Management group still meets and that they have formulated a questionnaire with mailing costs paid by the county but their still needs to be a source for the printing of the questionnaire. Fred also reported that the Trail to Four Corners has been funded and a coordinator has been appointed to develop the trail.
8. Road Improvement Program: Victor Gray reported to the Board that a "punch list" has been started listing the areas of the roads needing repair of the new work completed. Victor asks that if anyone notices any discrepancies with the workmanship on the roads to please contact him to include the items on the punch list. Victor will report back to the Board at the next regular meeting his findings on what can be done about the soft shoulders that run along side of the new roads. Victor also presented to the Board a draft copy of a report for road maintenance with the aim to maintain the roads to last indefinitely. The plan includes a maintenance program and a budget proposal. The Board will review this proposal in more depth at their next regularly scheduled meeting.

Otto Sandberg reported to the Board that 96% of the property owners have paid the Road Improvement Assessments. Of the 30 owners who haven't paid 13 have indicated a willingness to enter into a contract to pay the balance owed in 6 months or less. Otto presented the Board with a 4 part recommendation from the Finance Committee in the form of a motion to accept the recommendations. The recommendations were;

- 1) Authorize refunds of \$200.00 per lot (less any unpaid road late fees) for owners paying full \$1700.00 assessment after December 2, 1993.
- 2) Establish \$1500.00 per lot as the basic road assessment for each lot effective January 19, 1994. Late payment fees previously authorized by the Board and assessed shall be in addition to the basic assessment.
- 3) Authorize the CGCC Treasurer to approve Road Assessment payment agreements with a payment schedule not exceeding twelve (12) months; and with service fees of \$10 (ten dollars) monthly per lot. When such an agreement has been signed by both parties any further late payment fees shall be waived unless defaulted.
- 4) That available collection procedures involving Liens on property and Judicial Foreclosures be applied vigorously to all lot owners not signing payment agreements or defaulting on such agreements.

The motion was seconded and passed with a unanimous vote.

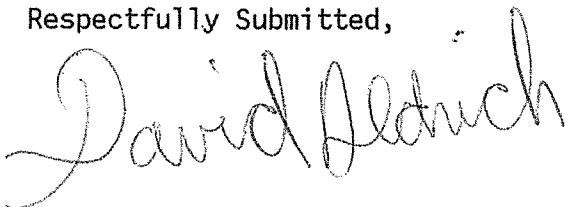
9. Marina Matters: Otto Sandberg reported that a Insurer for the Dredge has been located through the efforts of Roger DeJarnette. The cost of this insurance as of the date of the meeting is \$2050.00. If it can be ascertained that L.I. will cover the operator then the insurance would only be \$1050.00 for operating the Dredge. After discussion, a motion was made and adopted unanimously, to amend the budget to transfer \$3000.00 to cover the cost of insuring the Dredge and for paying for safety items required by the insurer with funds from other Marina sources. Jim Barnes reported that the area around the Marina work area had been cleaned-up fairly nicely and that the interior of the work building had also been cleaned-up.

The Board discussed at some length the proposed use of the Clubs launching facilities by the Discovery Bay Fire Department for their scheduled salmon derby. It was recommended that the Board refuse their request to use the Ramp. It was moved and seconded to refuse this request from the Discovery Bay Fire Department. The motion passed.

Because the Marina Manager is appointed once a year it was brought to the Boards attention that Dale Husleton's year is up at this time. A motion was made and seconded to appoint Dale for another year as Marina Manager. The motion passed.

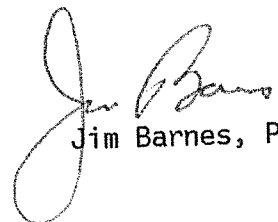
10. Old Business: The Board reviewed letters from the President to Carol Duffy and to the Chairpersons of Committees comprising the Memorial Committee.
11. New Business: The Board reviewed letters from Harry C. Dost Jr., Fred Evans, and Willard and Grace Wood. Roger DeJarnette reported that his office is reviewing the concerns expressed by Harry C. Dost Jr. The Board referred to the Manager's office Fred Evans concern for placing underground the three phase power transformer that is located by the Old Club House. The Board asked the Manager to evaluate this for next years budget. The Board did not act on the concerns expressed by Willard and Grace Wood because the Board is not in the position at this time to purchase lots that do not perk for the expressed purpose of creating miniature parks.
12. Administrative Matters: Roger DeJarnette presented the Board with an A.F.E. for \$3000.00 for the purpose of purchasing insurance and safety equipment for the Dredge. A motion was made and seconded to approve the A.F.E. as presented. The motion passed.
13. Announcements:
 - a) Study Session - February 15, 1994 - Club House, 7:00 P.M.
 - b) Regular Board meeting - February 16, 1994 - Club House, 7:30 P.M.

Respectfully Submitted,



David Aldrich, Secretary

Approved for Posting,



Jim Barnes, President

CAPE GEORGE BOARD OF TRUSTEES
MINUTES OF REGULAR BOARD MEETING
FEBRUARY 16, 1994

1. Acting president, Carol Maynard, called the meeting to order at 7:30 P.M.
2. Roll Call: Carol Maynard, David Aldrich, Otto Sandberg, Erv Fortney, Wells Gibson. Jim Barnes was absent.
3. Action on Minutes: It was moved and seconded to approve the minutes of the regular Board Meeting of Janaury 19, 1994 as posted. The motion passed.
4. Treasurer's Report: Otto Sandberg reported the balances of the Club's accounts including the Road Improvement account. The Baord approved the Treasurer's report by a unanimous vote.
5. Committee Reports: In Vivian LaBonte's absence the Secretary read the Membership Committee's report. The Membership Committee reported that Gordon and Soraya Clemens bought Lot 31, Div. 4 in the Village from Warren Martin. Richard and Celine Larson bought Lot 16, Blk 11, Div. 4 in the Colony from Lawrence Stanley. It was also reported that Dan and Kim Taylor bought Lot 24, Div. 7 in the Highlands from Dutch Fowler. Kathy Johnson reported for the Social Club that there were about 30 women in attendance at the "in-luncheon" on January 17. Kathy also reported that there will be a breakfast at the clubhouse on February 26 prepared by Lise Evans and her Committee. It was also reported that the next ladies out-luncheon will be February 28 at noon at the Shanghai Restaurant. Amy Brandon reported for the Environmental Committee that Grant Allen and Candice Costler have been asked to prepare landscaping plans for the Community Center. Amy also reported that Jody Sandberg has been appointed to represent the Environmental Committee on the Memorial Fund Committee. Dale Husleton reported for the Marina Committee. Dale indicated that all the new docks for F dock are now built. Dale also reported that construction of H dock, the last main dock, has been started. Also as of 2-15-94 a total of 34 slips have been rented. Wells Gibson reported for the Building Committee. He reported that the Variance requested by the Hagerty's had been withdrawn and that there was no varience necessary for the Arnold's. The Water Advisory Committee reported that they have received a request from the State Department of Health for some 19 modifications to the 5 year comprehensive plan. The Committee will meet later to review their response to the requests. The Documents Committee reports that the review of the proposed Building and maintenance of property rules has resulted in a meeting with the Clubs lawyer to review his suggested changes. The Pool Committee reported that the pool will be closed for several days after the men's dressing room is completed. This closure will be needed in order to partially drain the pool to do repair work.
6. Managers Report: Roger DeJarnette reported on a variety of routine maintenance of Cape George grounds and vehicles and equipment. Roger also reported that the Club House and Pool roofs have been zinc stripped and treated with a moss preventative. Roger also informed the Board that the water bacteriological analysis were returned satisfactory.
7. Quimper Planning Area: Fred Evans presented the Board with the concerns and plans of the Quimper Planning Area group. One of Fred's concerns was that everyone in the Community should complete the survey that has been sent to people in the area.

8. Road Improvement Program: Erv Fortney reported that the Road Improvement Program will start back up again the second week in March with Evergreen starting their work on driveways. The third week in March Evergreen will start paving the roads. After the roads have been paved they will repair the punch list items. Otto Sandberg reported on the progress of the unpaid Road Improvement assessments and the direction that the Community will take in collecting the assessments. The Board decided by unanimous vote to table the Road Maintenance Proposal until the proposal can be properly reviewed by members.
9. Old Business:
 - a. Roger DeJarnette reported on the Club's efforts at purchasing insurance for the operation of the Dredge. Roger announced that he is still in the process of refining which agency will cover the Dredge operator. Roger says that things are progressing smoothly.
 - b. The Board passed by a unanimous vote to indicate on tree removal forms that the applicant must remove downed trees in a timely manner.
 - c. The Board registered the receipt of Fogarty's letter requesting that their variance request be withdrawn.
 - d. The Board received a report from Wells Gibson listing all of the overhead wire violations in the Community.
10. New Business:
 - a. The Board approved by a unanimous vote to accept the Marina Committee's request to change the wording of No. 3 on Marina Organization and Responsibilities, and to make changes to Marina Rules and Regulations in #4A, #12, #13, and Addendum #1 as indicated in the attached form.
 - b. The Board recognized the receipt of letters from Ronald A. Turner, Robert Haugland, Mr. and Mrs. Barr and Fred Evans.
11. Administrative Matters:
 - a. Roger DeJarnette presented the Board with the Monthly Financial Report. This report reflects the new format that was developed by our office staff. The report indicates that the Community is in good financial shape.
 - b. Roger DeJarnette made the following budget amendments;

In the Watergrowth fund an amendment for \$6,500.00
In the Capital Improvement budget an amendment for \$517.00 and \$1433.00
In the Road Fund an amendment for \$60.00
In the Marina budget an amendment for \$3000.00 and for \$2,800.00.

The Board approved the amendments with a unanimous vote.

Roger made the following A.F.E. requests;

A.F.E. 3139A for \$2,117.00
A.F.E. 94/28 for \$1,433.00
A.F.E. 94/214 for \$2,800.00
A.F.E. for \$1000.00 for dock construction materials

The Board approved the A.F.E.'s with a unanimous vote.

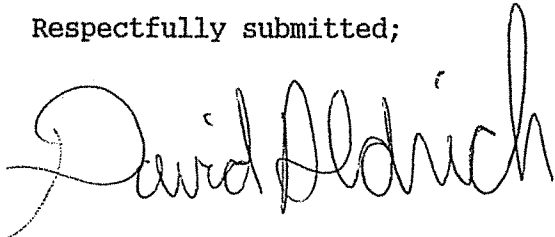
- c. Roger presented the Board with the 93/94 Capital Improvement Schedule and with the drawings for the improvements for the men's dressing room.

12. Announcements: Meeting Schedule in March

- a. Study Session - March 15, 1994 7:00 P.M.
b. Regular Board Meeting - March 16, 1994 7:30 P.M.

13. The meeting was adjourned at 8:45 P.M.

Respectfully submitted;



David Aldrich, Secretary

Approved for posting;



Carol Maynard, Acting President

MINUTES

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES

REGULAR MEETING, MARCH 16, 1994

1. Call to order: Jim Barnes called the meeting to order at 7:30 P.M.
2. Roll Call: Jim Barnes (President), Carol Maynard (Vice-President), David Aldrich (Secretary), Otto Sandberg (Treasurer), Erv Fortney, Wells Gibson, Art Luck.
3. Overview of Discovery Bay Watershed Monitoring and Planning Project.
Linda Atkins an environmental health specialist from Jefferson County presented the details of the Planning Project. She described the objectives of the project and outlined the areas within the Cape George Community that will be targeted for sampling.
4. Action on Minutes: The Regular meeting of February 16, 1994. There were corrections to the posted minutes to include Art Luck on the Roll Call and change Evergreen to Lakeside Industries. There also was a change in section 10 b changing Haugland to Fogerty. The minutes were also changed to reflect corrections in the Administrative section. The minutes were approved with the corrections.
5. Treasurer's Report: Otto Sandberg reported that the balances as of the meeting were \$49,722.00, the accounts payable are \$17,875.00 and the accounts receivable are \$12,974.00. The Treasurer's report was approved with a unanimous vote.
6. Committee Reports: Vivian Labonte reporting for the Membership Committee reported that Jerry and Nancy Shallenberger of Eagle River, Alaska bought Lot 11, Blk 2, Div. 1 in the Colony from Richard Nies. Vivian also reported that Richard and Sherri Reaser from Port Townsend bought Lots 16 and 17, Div. 7 in the Highlands from Ralph Wollam. Arvin and Frances Wylie from Bremerton bought Lot 28, Div. 3 in the Village from Jennifer Pierce. Josephine Molisky bought Lot 5, Blk 14, Div. 7 in the Colony from Donald Bashaw. Finally Gilbert and Shirley Champion of Port Townsend bought Lot 7, Div. Crest Haven in the Colony from William Schmitt. Vivian Labonte reported on the Social Club's February 26th omelet breakfast and on their February 28th "out" luncheon which was held at the Shanghai Restaurant. Amy Brandon reported on the Environmental Committee's meeting with the Marina and Road Committees to compromise their differences concerning the preliminary plans drawn up for the Community Center by their Landscape Consultant. Ellis Slattery reporting for the Marina Committee informed the Board that the protecting wall at the south entrance of the marina has been repaired with enough large boulders to last for some years. Ellis also reported that some dredging had taken place at the entrance of the Marina. The dredging was not to the standards that the Marina Committee would have liked due to the weather and the tides and the amount of sediment material blocking the entrance. Ellis also recommended a new program for managing the entrance gate to the Community Center area and the ramp gate. This new system would allow access to the Marina area for early morning fisherman. A motion was made and adopted to approve the Committee's recommendation. Ellis Slattery also reported for the Memorial Committee. Ellis stated that the Memorial Committee has had one meeting and that they are working out how to handle the Memorial Funds. They are preparing to report to the Board at the next meeting. Dale Huselton, reporting as the Marina Manager, informed the Board that the marina is 85% occupied at this time. He also reminded the Board that there will be no more dredging until at least June 15th due to a dredging ban. Dale also requested that the Marina Committee be permitted to allow boats wider than 8.5 feet to moor in the Marina. He wanted the Marina rules to be amended to allow this. The Board considered a motion that changed the wording of the marina Rules to allow the limit to stand but with a sentence added that allowed the Marina Manger to approve requests for an exception to this rule for individual

boats. A motion passed to approve this change. Wells Gibson, Building Committee Chairperson, reported that one permit was issued that allowed the removal of trees to afford the construction of a house and driveway. Roger DeJarnette reported for the Pool Committee. Roger reported that the pool will be closed Monday, March 21st for repairs with a reopening on Friday the 25th. Roger also reported that the unisex bathroom has been completed and is open to the members. Roger DeJarnette also reported for the Water Advisory Committee in that N.T.I., the consulting firm retained by Cape George Colony Club, are negotiating with the State for approval of the required 5 year comprehensive plan. Roger DeJarnette furthermore reported for the Document Committee that the Committee and the Cape George attorney are revising the second draft of the Cape George Building and Maintenance Property Rules. It is their goal to be able to present a final version to the Board of Trustees in the next month or so.

7. Managers Report: Roger DeJarnette reported that a pump was replaced at the Highlands pressure station and that three water service updates were completed. Roger also reported that the staff buried the spoils line from the south jetty to the collection pond. Roger also reported that the staff installed utility conduits across the community center parking lot for future use. Roger also reported that the monthly water samples were returned satisfactory.
8. Quimper Planning Area: Jim Barnes presented a report by Fred Evans on the continuing efforts of the Quimper Planning Area Committee. Fred's report indicated that 17% of the questionnaire had been returned and that 19% of the questionnaires sent to the Cape George Community had been returned.
9. Road Improvement Program: Victor Gray informed the Board of the work required to complete the Road Improvement Program. Victor also asked the Board to approve of a change order for expansion of the parking lot by the Community Center. This change order is not to exceed \$4,500.00. The request was approved by a unanimous vote. Victor also asked the Board to approve of additional work to be done on selected sites for improving draining and shoulder work. The Board discussed his request and postponed final a decision until the March 30th Special Meeting.

The Board also heard from Otto Sandberg concerning the collection of unpaid Road Improvement assessments. Otto reported that there is \$29,388.00 still to be collected from 20 members. There have been seven agreements signed for paying the assessment over a scheduled period of time. Otto also reported that the collection of two assessments have been turned over to the Club's Attorney for collection. This collection is to include liens and foreclosures.

The Board was presented with a bill from Lakeside Industries for the amount of \$103,350.84 and a bill for \$2,513.00 from A.D.A. The Board approved the payment of these bills subject to the approval of the Road Committee and the Manager.

10. Old Business: Carol Maynard reported that the Memorial Fund Committee is up and running and has initiated the development of a fund dispersion protocol. Roger reported that L & I has determined that they will cover our employee as an operator of the dredge. Roger will proceed with this information to obtain insurance for the dredge. Roger also informed the Board that a survey of the Dredge will occur within 30 days. The Board authorized the launching of the dredge for the purpose of survey requirements with a unanimous vote.

11. New Business:

- a. The Board reviewed a letter from Marvin Woolsey resigning his position on the Documents Committee, dated February 24, 1994. A motion was made and seconded to accept Marvin's resignation with regrets. The motion passed with a unanimous vote.
- b., The Board postponed until the Special Meeting of March 30, 1994 the appointment of Nominating Committee members.
- c. A motion was made and seconded to approve the recommendation of the Club's attorney as outlined in a memorandum from Jim Barnes dated March 16, 1994 concerning preparing for foreclosure action. The motion passed with a unanimous vote.

12. Administrative Matters:

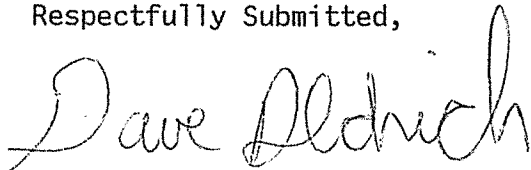
- a. Roger presented the Board with the monthly balance sheets and made clarifications concerning some of the entries.
- b. After discussion the Board approved motions on two A.F.E.'s, \$1,045.00 for a pump and motor at the Highland pump station, and \$1,244.50 for pool apron walking surface. The Board also approved a payment of \$192.50 for design services recommended by the Environmental Committee.

13. Announcements:

- a. Meeting Schedule
 1. Special Board Meeting, March 30, 1994 at 7:30 P.M. in the Community Center.
 2. Board Study Session, April 19, 1994 at 7:00 P.M. in the Community Center.
 3. Regular Board Meeting, April 20, 1994 at 7:30 P.M. in the Community Center.
- b. Subjects for study sessions
 1. Long Range Planning Committee in April.
 2. Pool Committee in May.

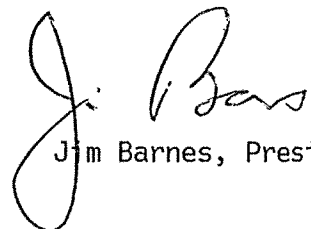
14. Adjournment: The meeting adjourned at 9:05 P.M.

Respectfully Submitted,



David Aldrich, Secretary

Approved For Posting,



Jim Barnes, President

CAPE GEORGE COLONY CLUB

BOARD OF TRUSTEES

WEDNESDAY MARCH 30, 1994

SPECIAL BOARD MEETING - MINUTES -

1. Call to Order: President Jim Barnes called the meeting to order at 7:30 P.M.
2. Roll Call: Jim Barnes, Carol Maynard, Otto Sandberg, David Aldrich, Erv Fortney, Wells Gibson, Art Luck.
3. Completing The Road Improvement Program: Victor Gray reporting for the Road Committee reported on the continued efforts of Lakeside Industries to complete the paving project. Victor informed the Board that the project is going ahead a little slower than expected. Lakeside is prepared to pave driveways first before completing the roads. A punch list of items needing rework has been promulgated and Victor expects that Lakeside will make the needed changes before the end of the project. Victor also reported on the need to make changes to the road improvement design in some places to mediate safety concerns. The Board voted to approve change orders #9, Drainage work and engineering, and #10, safety improvements.

Otto Sandberg reported that \$28,143.00 still needs to be collected from members of Cape George Colony Club. Otto reported that 9 members have signed payment agreements and the Club's attorney is persuing liens and foreclosure proceedings against 5 members and is processing 6 other members cases.

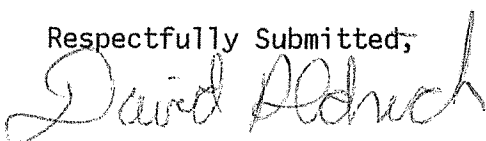
The Board was presented with an revised Road Improvement Program amended budget that includes the approved changes made since the beginning of the project. The Board approved the budget with a unanimous vote.

4. Appointment of Nominating Committee: Jim Barnes presented the Board with the names of Club members to be considered as members of the Nominating Committee. The members are Dorothy Robinson, Grant Spicer, and John Walls. The Board voted to approve Dorothy Robinson, Grant Spicer, and John Walls as members of the Nominating Committee. The Board also voted to direct the Nominating Committee to elect their own Chairman and to make every effort to nominate more than one person for each vacant Board seat.
5. Administrative Matters: Jim Barnes informed the Board that the Club's attorney requested the attendance of the President or the Vice-President at all Court proceedings. The Board approved this request.

Jim Barnes also informed the Board of a Community Association training program on April 9th that Roger DeJarnette is available to attend. The Board voted to approve the payment of the registration fee and expenses for this training program so that Roger could attend.

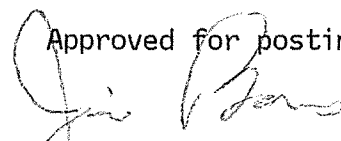
6. Adjournment: The meeting was adjourned at 8:20 P.M.

Respectfully Submitted,



David Aldrich, Secretary

Approved for posting,



Jim Barnes, President

CAPE GEORGE COLONY CLUB

BOARD OF TRUSTEES

MINUTES FOR REGULAR BOARD MEETING APRIL 20, 1994

1. Call to Order: President, Jim Barnes called the meeting to order at 7:30 P.M.
2. Roll Call: Present at the meeting were Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Erv Fortney, Wells Gibson, Art Luck.
3. Action on Minutes: The Board approved the posted minutes of the regular meeting held on March 16, 1994 and the special meeting held on March 30, 1994.
4. Treasurer's Report: Otto reported that the Cash Balance is \$27,854.72, the Accounts Payable is \$18,504.02 and the Accounts Receivable is \$14,775.49. He also reported that the week of the meeting the Club will be posting \$37,791.00 to Accounts Receivable for quarterly Annual Assessments with collections in May and June. The Board approved the Treasurer's Report.
5. Committee Reports: The Membership Committee report indicated that Lorrene Husleton of 120 Maple Drive bought Lot 20, Div. 3 in the Village from William North. Mary Maltby reporting for the Social Club indicated that the Social Club's Executive Board has formed a committee for the purpose of reorganizing. Mary indicated that a questionnaire had been sent out in the April Newsletter with less than hoped for responses. The Ladies' Out Luncheon will be held on April 25th at 12 noon at the Downrigger Restaurant. There will be a "Not A Potluck Dinner" on April 30th and there will be a Social Club Executive Board Meeting on May 11th at 10:15 A.M. in the Community Center. Amy Brandon reported for the Environmental Committee that the response to the "Adopt a Plot" program has been even better this year than last. Amy also reported that the landscape designer is completing the final draft for the planting plan for the Community Center after receiving the Committee's input. Dale Husleton reporting as the Marina Manager informed the Board that the construction of the docks has been progressing adequately. He informed the Board that there are 10 finger docks yet to be built for the H dock. Dale said that the volunteer crew is holding continued construction until more funds are made available for procuring supplies. Dale also reported that dock storage boxes are available for renting for \$10.00 year. Bill Bruce reported for the Dredge Crew that the Dredge floats and that it does indeed pump water to the spoils pond. Bill says that we have an operating dredge. Wells Gibson reported for the Building Committee that a variety of building permits were issued for fences, tree removal and general construction projects. Jim Barnes reported that the Water Advisory Committee has finished their review of the States response to the Water System Plan. A final plan has been sent to the State. Jim also reported that the Documents Committee will have the final draft of the Building Guidelines revision to the Board for their Regular May meeting. Ellis Slattery reported that the Memorial Fund Committee held it's first meeting on April 5th. The Committee wanted it to be known that contributors to the Memorial Fund should indicate on their checks which area that the donation is to be assigned.
6. Managers Report: Roger DeJarnette reported that the Club's office has been reorganized to allow the Bookkeeper the full contracted time dealing with the required components of the Bookkeepers job. This has allowed the office to run smoothly. Roger also reported that the West Vancouver trench work has been completed. Roger also reported that the water bacteriological sample was returned satisfactorily, and that the common areas will be mowed and that the vacant lots will get two mowings during the growing season. The mowing of the vacant lots will be done by a contractor. It was also reported that the black water in the pool is

still being evaluated. The problem seems to be associated with the chemistry used in the chlorination system.

7. Quimper Planning Area: Fred Evans reported that 28% to 30% of the surveys sent out by the Quimper Planning Area Committee have been returned. It was also reported that the Larry Scott Trail Committee intends that the first phase of the trail from the Port to near S.R. 20 should be completed by the end of this summer.

8. Road Improvement Program:

- a. Harry Hider reported that the roads have been completely paved for the most part. There will be some "punch list" items needing attention before sign off can be done. There are also some change orders and safety items needing work with drainage improvements needing work.

- b. Jim Barnes informed the Board that the Second Extension of the Marina Parking Area had been completed after the Board had agreed to the concept in principle prior to the Regular Board Meeting. A motion was made to approve this Second Extension work not to exceed \$3,500.00. The motion was seconded and passed by a unanimous vote.

- c. Harry Hider read the Road Maintenance Program report to the Board listing the major objectives and costs as outlined in the report. A motion was made to assess each lot \$40.00 annually starting in July to pay for this Road Maintenance Program. The motion was not seconded. Another motion was made and seconded to accept the Road Committee's Road Maintenance Program report. The motion did not carry with 3 yes votes, 3 no votes, and 1 abstention. Jim Barnes indicated that this issue will be placed again on the Agenda for the Boards Regular May Board meeting.

9. Old Business: The Board was informed that Grant Spicer of the Nominating Committee was not able to start his responsibilities as a member of the Committee. The Board was informed that Ellis Slattery had agreed to serve on the Committee and the Board by a unanimous vote appointed Ellis to fill the vacant seat.

10. New Business:

- a. Jim Barnes requested the Manager, Road Committee and the Engineer to review the letter from Dick Kint, dated March 21, 1994, concerning storm water drain off damage to his property and make a recommendation to the Board.

- b. The Board reviewed a memo from Dale Husleton concerning the moorage fees charged for boats with a beam of over 8 1/2 feet, dated March 21, 1994. The memo asked that the moorage fees be change from \$15.00 to \$19.00. The Board approved this change with a unanimous vote.

- c. The Board reviewed a memorandum from Dale Husleton concerning moorage refund to a member that fell ill and did not use nor was not able to use his slip. The Marina Committee recommends that a refund prorated from March 30th be given to the member. The Board approved this refund with a unanimous vote.

- d. The Board reviewed a memorandum from Dale Husleton concerning " Horseshoe Pits" to be located near the beach north of the picnic area. The Board was informed that the Horseshoe Pits would not be a cost item. The Board approved the construction of the Horseshoe Pits with the approval of the Environmental Committee and the Club's Manager with a unanimous vote.

e. The Board was informed that their attorney, Thomas Jackson, has a new legal research assistance. This was an informational item and no action was required by the Board. The Board did indicate that this change did not affect their reliance on Thomas Jackson's advice.

f. The Board reviewed a memorandum from Fred Evans dated April 8, 1994 concerning Public Meetings at the Community Center. There was concern as to what the intended language of the By-Laws when it mentions that only members and their guests can use the Community Center.

11. Administrative Matters:

a. Roger DeJarnette presented the Board with the Quarterly Financial Report as of March 31, 1994. Roger also clarified some of the data published in the Quarterly Financial Report as to how it relates to the Road Improvement Program.

b. Roger presented the Board for approval the following A.F.E.'s:

1. An A.F.E. not to exceed \$3,450.00 to replace galvanized water mains.
2. An A.F.E. for \$3000.00 for Dock replacement materials.
3. An A.F.E. in the amount of \$776.56 from budgeted capital improvements to balance A.F.E. 94-120 and to balance the Seton Dredging A.F.E.

It was moved and seconded to approve these A.F.E's. The motion passed by a unanimous vote.

c. The Board reviewed letters from Club members concerning dogs that are being a nuisance and the need to take some type of action. Roger DeJarnette reported to the Board about the history of obtaining the assistance of the Jefferson County Animal Services regarding unlicensed dogs and violations covered by Ordinance 4-84. Roger reported that the Jefferson County Animal Services has recently refused to enforce the East Jefferson Animal Responsibility Ordinance 4-84 within the boundaries of Cape George Colony Club. The Board discussed the matter and directed the President, in a motion, to write an appropriate letter to the County.

d. Roger DeJarnette reported to the Board about the Community Association meeting that he attended on April 9, 1994.

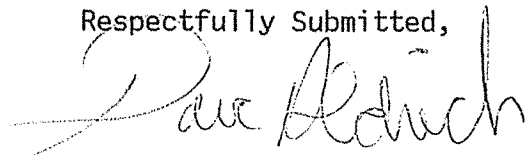
12. Announcements:

Meeting Schedule

- a. Study session May 17, 1994 at the Community Center at 7:00 P.M. with the Pool Committee.
- b. Regular Board Meeting May 18, 1994 at 7:30 P.M. in the Community Center.

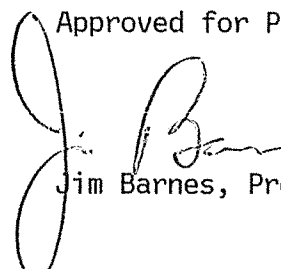
13. Adjournment: The meeting was adjourned at 9:23 P.M.

Respectfully Submitted,



David Aldrich, Secretary

Approved for Posting,



Jim Barnes, President

CAPE GEORGE COLONY CLUB

Minutes of the Board of Trustees Regular Board Meeting

May 18, 1994

1. Call to Order: President Jim Barnes called the meeting to order at 7:35 P.M.
2. Roll Call: Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Erv Fortney, Wells Gibson, Art Luck
3. Action on Minutes: The Board approved, by a unanimous vote, the posted minutes of the Regular April 20, 1994 Board meeting.
4. Treasurer's Report: Otto Sandberg reported that as of May 16, 1994 the Club's Cash Balance is \$22,495.34, the Accounts Payable balance is \$9,849.20 and the Accounts Receivable balance is \$30,393.99. Otto also reported that 18 property owners have not paid their Road Improvement Assessment fees as of yet. Of the 18 owners 11 are making payments towards fulfilling their assessment obligations and 7 owners are not making any payments at all. The Board approved the Treasurer's report.
5. Committee Reports: Vivian Labonte, reporting for the Membership Committee, reported that the Committee processed four new membership applications. Elisa and Jim Westall bought Lot 18 & 19, Div. 5 and 7 in the highlands from J.P. Jones. George and Tassie Thomas of Hadlock bought Lot 26, Blk. 5, Div. 3 in the Colony from Kroon. Michael and Sharon Koch from Seabeck bought Lot 67, Div. 3, 60 Fir Place from Belma Gearhart. Jerry and Dorothy Martin from Kirkland bought Lot 19, Blk. 4, Div. 2, 291 Sunset Blvd. Kathy Johnson reported for the Social Club that there was an executive meeting of the Social Club with a report to be presented at the June meeting concerning the reorganization of the Social Club. Kathy also reported that a July Salmon Barbecue committee had been formed. It was also reported that the next executive meeting will be held on June 22 at 10:15 A.M. and the June meeting of the members will be held on June 27th featuring a "Build Your Own Sundae." Amy Brandon reported for the Environmental Committee concerning their position as related to tree cutting in the common areas. Amy also indicated to the Board the Committee's interest in working with the Board in developing a system that will give the Board feedback from the Club concerning specific tree cuttings in the common areas. Dale Husleton, informed the Board that the Marina Update Crew has constructed four of the 20 finger dock sections for H dock. Dale also reported that the Marina has procured one hundred styrofoam logs that are used in floating the docks. They were purchased at a savings of over \$1,400.00. The Board also heard a plea from the Marina Manager that there is still a need for volunteers to work on the docks and the Marina on Tuesdays and Thursdays from 9:00 A.M. to 12:00 Noon. Wells Gibson informed the Board, for the Building Committee, that 8 building permit requests were reviewed with one request denied for a portable greenhouse to built on an adjacent lot from the owners house. Seven other permits were issued for authorized constructions. Ed Skowyra reporting for the Water Advisory Committee, indicated that the State has verbally accepted our 5 year water report with some minor adjustments to the financial section needing corrections. Ed also informed the Board that work is being done on a master plan for including hook-ups to all of the lots by the year 2015. In order to accommodate the anticipated growth the Club will need to develop another well by the year 2000. A plan is being developed to finance this construction. Ed Skowyra reviewed the proposed Building Guideline changes as prepared by the Documents Committee. Ellis Slatery apprised the Board of the work that has been done in constructing "Dock Boxes" as directed by the Memorial Committee.

6. Managers Report: Roger DeJarnette reported that the motor and pump and pipe in number 4 well has been removed for servicing due to what sounds like bearing troubles. It was also reported that the automatic chlorination system has been switched to well number 5. This is in line with the aeration and sequestering project that is in progress. The Water Bacteriological Analysis were returned satisfactory. Roger reported that the wading pool was repainted with a different kind of paint that is in the large pool and it was determined that the large pool will need to be repainted to prevent manganese from adhering to the wall and the bottom of the pool. It was also reported that repairs will be necessary for one skimmer as over 1000 gallons of water per day is being lost to leakage. Roger also told the Board that common area mowing is routine but with some areas inaccessible due to changes in grade as the result of road construction. The mowing of undeveloped lots is almost complete as of this meeting day.
7. Quimper Planning Area: Fred Evans informed the Board that the Committee is preparing this districts input to the County's Growth Management Plan. Currently the Committee is determining what people want for population density in the different areas of the district. There is also concern for water availability throughout the district and the involvement of the P.U.D. in this area.
8. Report of Nominating Committee: Dorothy Robinson, reporting for John Walls and Ellis Slattery of the Nominating Committee, indicated that the Committee approached some 45 members about being a candidate for the Board of Trustees election this July. Dorothy reported that five individuals announced a desire to run at this time with a few more indicating a desire to run in the future. The Committee presented the names of the five members running at this time as Frank Zuvela, David Aldrich, Fred Evans, Bob LaBonte, and Bob Marett. Dorothy verified that these members are in good standing with the Club and that the Nominating Committee has certified them to be on the ballot.
9. Appointment of Election Committee: Carol Maynard made a motion that Esther Fortney, Betty Postma and Virginia Walls be appointed as members of the Election Committee with Esther Fortney acting as Chair. The motion was seconded and the motion passed with a unanimous vote.
10. Road Maintenance Program: Victor Gray informed the Board that the Road Improvement Committee expects to sign off on the Road Improvement Contract within 30 days not counting the proposed safety improvements and drainage changes. Victor also informed the Board that the balances in the Road Improvement Program are being reviewed and that there appears to be a shortfall in funds required to complete all of the changes to the Contract recommended by the Committee. Victor presented the Board with a request to spend \$700.00 for weed control on the roads and \$600.00 for limited road striping work. The Board approved these expenditures by a unanimous vote. The Board reviewed an opinion from the Clubs Attorney concerning the Boards responsibility level for maintaining the roads and for how much the Board can assess for road maintenance as referenced by the By-Laws. The Board heard a report by the Manager concerning what was budgeted in the past for road maintenance in the past. A motion was made to raise the monthly assessment limit from \$20.00 to \$25.00. There was no second to this motion. A motion was made to approve in concept the Road Committees Road Maintenance Program with the funding requirements to be determined at a later date after study by the Finance Committee. The motion was seconded and passed with a unanimous vote.

11. Report of Documents Committee on Proposed Building Guidelines: It was moved to have a study session with the document committee prior to voting on recommending the Proposed Building Guidelines. The motion was seconded and passed with a unanimous vote.
12. Old Business: A motion was made to authorize the expenditure of \$1,700.00 for ADA to prepare plans and cost estimates for the storm drain system from Dennis Boulevard. The motion was seconded and passed with a unanimous vote.
13. New Business: The Board reviewed 8 letters concerning the management of the Club's common properties as related to the cutting of trees and the removal of shrubbery. The Board also reviewed a memorandum from the Manager concerning the recent history concerning the cutting of trees in the Parklands around the woodland trail. The Board also listened to testimony from members in the audience. A motion was made to initiate a three month moratorium on the cutting of trees and plant material in the common areas except in emergency situations that can be approved by the President. It was also moved that the Environmental Committee should prepare recommendations for standards and procedures for the removal of trees and plant materials from the common areas allowing for feedback from the club members. The motion was seconded and passed with 5 yes votes and 2 abstentions.

The Board also reviewed letters concerning barking dogs, road assessments and late fees concerning the assessments for the Road Improvement Program. No action was taken concerning these letters.

Roger DeJarnette informed the Board that Steve will be attending a 40 hour Hazardous Materials Clean-Up training class that is free of charge except for his time. This course is focused on clean-up of hazardous materials on water.

14. Administrative Matters: Roger DeJarnette informed the Board of a management course titled "Legal Basis for Community Associations" sponsored by the Community Association Institute, on June 17-19, 1994. A motion was made and seconded to allow the Clubs manager to attend this course. The motion passed with a unanimous vote.

Roger informed the Board that because the Dredge passed the survey inspection and because Labor and Industries is covering our operator we will be getting our insurance for the Dredge at a reduced cost.

Roger clarified many of the items in the monthly finance report. He informed the Board that the Pool is \$4,400.00 in the red as of this reporting period.

Roger presented the Board with the following A.F.E.'s; \$3,750.00 for undeveloped lot mowing, \$4000.00 for dock materials, \$3,200.00 for dredging the marina entrance if required, 600.00 for the Club Manager to attend the Management Course, and \$4000.00 for removal and replacement of pump and motor at well number 4. A motion was made and seconded to approve these A.F.E.'s The motion passed with a unanimous vote.

A motion was made and seconded to approve the Memorial Committee's recommendation concerning the storage box project for the marina. The motion passed with a unanimous vote.

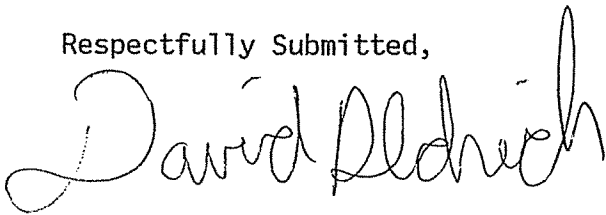
15. Announcements: Meeting Schedule

It was announced that after the regular Board meeting on June 15th there will be a "Meet Your Candidate" session starting at 8:00 P.M. after a strawberry shortcake social.

Study Session - Tuesday June 14, 1994 7:00 P.M. Community Center

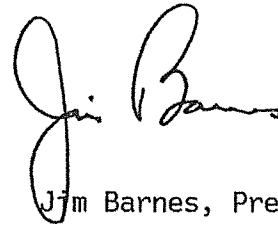
Regular Meeting - Wednesday June 15, 1994 7:30 P.M. Community Center

Respectfully Submitted,

A handwritten signature in cursive script that reads "David Aldrich". The signature is written in dark ink and is positioned below the text "Respectfully Submitted,".

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 below the text "Approved for Posting".

Jim Barnes, President

CAPE GEORGE COLONY CLUB

MINUTES OF THE BOARD OF TRUSTEES MEETING JUNE 15, 1994

1. Call to Order: The meeting was called to order by Jim Barnes at 7:00 P.M.
2. Roll Call: Jim Barnes, Carol Maynard, David Aldrich, Otto Sandberg, Erv Fortney, Wells Gibson and Art Luck.
3. Action on Minutes: The Board approved the minutes of the Regular May 18, 1994 meeting with amendments to the Environmental Committee's report to include references to their report about the landscaping plans for the Community Center.
4. Treasurer's Report: Otto Sandberg reported that the Cash Balance as of June 13, 1994 is \$28,749.54; the Accounts Payable balance is \$20,075.00; and the Accounts Receivable balance is \$16,962.45. The Board voted to accept the Treasurer's Report.
5. Committee Reports: Vivian LaBonte reported for the **Membership Committee** that there were four new memberships: Richard & Annette Bertolina bought Lot 15, Div. 1 in the Village from Mary Lower; Dwayne & Diane Blondin bought 201 Palmer, Lot 4, Blk 11, Div 4 in the Colony from Charles & Josephine Molisky; Marcia Taylor bought Lot 19, Div 3 in the Village from Frederick Vorhis; and Joseph & D'etta Buchl bought 30 N. Rhododendron Dr., Lot 4, Blk 7 in the Colony from Hiram Harmon. Mary Maltby, reporting for the **Social Club**, informed the Board that the Social Club sponsored a Tea and Fashion Show on May 19. Mary also related that the first planning meeting for the Salmon Barbecue was held on June 14th. The Board was informed that the event will be held on Sunday, July 17. Mary also indicated that the Social Club was still working on reorganizing their club. There will be an Executive Board meeting for the Social Club on June 22 at 10:15am in the Community Center. Amy Brandon reported for the **Environmental Committee** with a narrative of the walk through the woodland area with Steve Ricketts, the Eco-Systems Officer of the Quilcene Forest Service District, Roger DeJarnette, Steve Wright, Carol Maynard and Amy Brandon. Amy indicated that there was much to learn about identifying hazardous trees. Amy also informed the Board that a color version of the Community Center landscaping plan is being prepared and should be available at the annual meeting. Amy also related that the standards and procedures for the removal of trees and plant material from the common areas was presented to the Board during the Board's regular study session on June 14. Ellis Slattery, as chairman of the **Marina Committee**, informed the Board that the dredge has been tested under the direction of the consultant that prepared the plans for the construction of the dredge. Ellis said that the system works but that it will take some practice to develop an easy flow of things while dredging. He also mentioned that the dredge was designed to maintain the channel after it has been established using heavy equipment. It might be possible to do this work with the dredge, but if not, we will need to establish the channel by hiring a contractor to do so. Ellis also reported that the projected date of completing the docks should be some time in October. Wells Gibson reported for the **Building Committee** that one permit was issued for a single residence on Pine Street. Jim Barnes mentioned that the **Pool Committee** was represented at the Board's study session on June 14 and that much was discussed concerning the issues that the Committee feels need to be addressed in order to have a properly functioning pool. Ed Skowrya, reporting for the **Water Advisory Committee**, related that there hasn't been much change concerning the 5-year plan for the water system. The State still has our report, and we are waiting for their final response. Ed also reported for the **Documents Committee** by presenting to the board the final draft of the Committee's effort at updating the Building Guidelines portion of the By-Laws.

6. Manager's Report: Roger DeJarnette, in his report to the Board, stated that Steve Wright has completed the marine pollution control training program and is certified for such duty. He stated that Cape George has not received a reply from the Jefferson County Animal Services or the Jefferson County Attorney regarding the Board's letter requesting their service. Provided budgeted funds are available next fiscal year, we will plan to update the Cape George phone directory. The woodland trail walk of the Cape George common area resulted in a productive meeting with Mr. Ricketts, who provided us with a copy of the USDA Forest Service Guide. "The goal of tree hazard management is to provide an acceptable level of public safety with the least damage to the environment and at minimum cost." Current Cape George management practices are in compliance with the Forest Service Guide. NTI Engineering is completing a waiver survey packet requested by the DOH Division of Drinking Water, which, if approved, will reduce the monitoring requirements of chemicals to which Cape George is not considered vulnerable. On Monday, June 6th, the end cap of the main waterline at the top of Quilcene Place blew off, resulting in a torrent of water washing away shoulder material, plugging the culvert and causing damage to some members' property. Clean-up is in progress. The pump removed from well #4 was not repairable, and therefore, it was necessary to purchase a new unit at an additional expense of \$3,000+. The new pump is in service at this time.
7. Road Committee: Harry Hider reported that the finishing touches required by Lakeside Industries have yet to be completed before the project can be signed off. Harry also indicated that as of the meeting day there has not been a current billing from Lakeside Industries. Harry also reported that the Dennis Blvd. storm drain study is being completed by the engineers and that the Road Committee expects to receive the report soon. The engineers are expected to recommend that the storm drain be diverted north across other club property to be drained over an existing beach drain site.
8. Old Business: Roger DeJarnette reviewed the Dennis Blvd. storm drain project and the expected costs to change the drain from its existing location to the new location.
9. New Business:
 - a. The Board reviewed with the Manager a letter from George M. Brown concerning repairs to damage to his property caused by a break in a water main on June 6, 1994. Roger described the reason for the break and the amount of damage that was caused. Roger informed the Board that Mr. Brown has accepted the help and materials proposed by the Manager.
 - b. The Board reviewed a memo from the Marina Manager regarding emergency moorage of a fishing vessel in the Club's marina. The Board also read a letter from Craig Gagnon thanking the Club for allowing the use of the marina for the purpose of emergency moorage of his boat. Craig made it clear that the marina crew were very helpful in getting his boat into the marina and helping him secure it until a new engine could be purchased.
 - c. The Board reviewed a letter from Tom Jackson, the Board's Attorney, regarding the basis for water use charges.
 - d. The Board noted that they had received a memo from Fred Evans regarding evaluation of the new building guidelines.

e. A letter from the Social club was read requesting that the Board approve a refundable damage deposit of \$100 to be paid by all persons renting the Cape George Clubhouse. This deposit would be returned when it has been ascertained by the Manager that no damage has occurred and the hall and kitchen are left in the same condition as when rented. A motion was made and approved to accept this recommendation.

10. Administrative Matters:

a. The Board approved with a unanimous vote to move a total of \$2,500 from R & M Roads 530201 to disperse \$500 in R & M Pool, \$500 in R & M Building, \$1000 R & M Waterline and \$500 for Small Tools.

b. The Board approved with a unanimous vote two A.F.E.s, one for \$3,342 for pump #4 and one for \$1000 for waterline repair and maintenance.

c. The Board approved with a unanimous vote to include language in the Water Permit Request that will bind the signing party to pay the Club all fees and charges that will be set by the Board.

11. Announcements:

a. It was announced that the Candidates Night would take place right after the Board meeting, with the introduction of the candidates to be done prior to the Strawberry Social.

b. Dates of the next meetings:

1. Study Session, Tuesday, July 12, 1994, 7:00pm, Community Center.
2. Regular Monthly Meeting, Saturday, July 16, 1994, 1:00pm, Community Center.
3. Annual Membership Meeting, Saturday, July 16, 1994, 2:00pm, Community Center.

c. Jim Barnes resigned from the Board of Trustees due to the fact that he sold his house with a closing date around the end of June. The Board accepted his resignation and thanked him for his extended efforts at fulfilling the responsibilities of the presidency of the Board. It was mentioned that Jim Barnes has made significant progress in establishing a model of professionalism for the office of president.

12. Adjournment: The Board meeting was adjourned at 7:55pm.

Approved for Posting:



Carol Maynard, President

CAPE GEORGE COLONY CLUB

Board of Trustees

Minutes of Regular Board Meeting July 16, 1994

1. Call to Order: The meeting was called to order by President Carol Maynard at 1:00 P.M.
2. Roll Call: Carol Maynard (President); Art Luck (Vice President); David Aldrich (Secretary); Otto Sandberg (Treasurer); Erv Fortney, Gordon Tandy. Wells Gibson, absent.
3. Action on Minutes: Regular Board Meeting of June 15, 1994; and the Special Board Meeting of June 22, 1994. The minutes were approved as posted by a unanimous vote.
4. Building Committee Report: The Building Committee was added to the Agenda for this meeting due to an anticipated issuance of a Cape George Building permit but the permit was not issued. There was no Building Committee Report.
5. Membership Committee Report: Stephen Long bought 580 Saddle Drive, Lot 13 & 14, in the Highlands from Robert Niclas. Charles Glaspell and Hollis Faber bought 21 Sequim Place, Lot 10, Blk 14, Div. 7 in the Colony from James Barnes. The title for Lot 32, Div. 3 in the Village was changed to Yvonne Monroe from her husband. Zane and Kelli Wyll bought Lots 15 & 16, Blk 8 Div. 3 in the Colony from Milton Foss. They are already members and live in the Colony.
6. Old Business:
 - a) The Building Guidelines prepared by the Documents Committee and the Environmental Committee's proposal for the removal of trees and plant materials have been set aside to be reviewed and acted on by the new Board.
 - b) Gordon Tandy has accepted responsibility for developing a solution to the "Barking Dogs" problem. There has been no written response from the County or the Animal Control Shelter concerning the Club's request for service.
 - c) Roger DeJarnette informed the Board that George Brown requested and received more crushed rock to repair the damage done to his property as a result of the recent water main break. The crushed rock has been delivered.
7. New Business:
 - a) Otto Sandberg reported that the Club has been having a cash flow problem because of a lack of cash reserves to cover bills during periods between quarters. Otto reported that there will be a meeting with the Club's accountant to help organize reserves and the management of the Club's monies.
 - b) It was noted that three letters have been received from John and Susan Miller regarding damage to property owned by Mrs. Miller's mother as a result of the cap blowing off the water main on Quilcene Place on June 6th. Their concerns have been referred to two Board members for action.
 - c) Carol Maynard informed the Board of a request from the "Red Ribbon Welcome" organization to inform new members of their services. Carol indicated that their services will be mentioned in the News Letter.
 - d) The Board reviewed a memo from Roger DeJarnette concerning possible violations of the Marina rules and regulations by a member. The Board is waiting for a response from the Club member.

e) The Board reviewed a letter from Kala Point Owners Association regarding firearm discharge near residential areas. It was moved and seconded to table this matter until more work can be done on developing language for restricting the discharge of firearms near residential areas. The motion passed by a unanimous vote.

8. Administrative Matters:

a) Roger DeJarnette requested approval of an A.F.E. for \$1,242.00 for well #4 repairs. A motion was made and seconded to approve the A.F.E. as presented. The motion passed by a unanimous vote. Roger informed the Board that the total cost to repair well #4 was \$8,582.00.

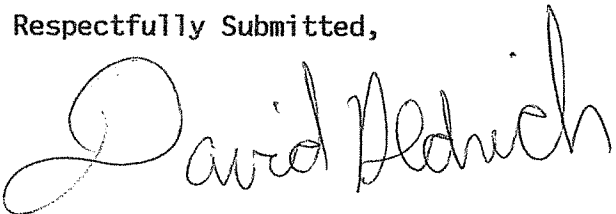
b) Roger DeJarnette asked the Board to approve a revision of the Road Improvement Program Budget to increase the Legal Individual line by \$6000.00 with reimbursement to the Road Budget of \$6000.00 at the completion of litigation. A motion was made and seconded to approve this transfer. The motion passed by a unanimous vote.

9. Announcements:

a) There will be a special Board Meeting to be held on Wednesday, July 20th at 7:00 P.M. at the Club House to elect officers for 1994-95.

10. Adjournment: The meeting was adjourned at 1:20 P.M.

Respectfully Submitted,



David Aldrich, Secretary

Approved for Posting,



Carol Maynard, President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES BOARD MEETING
MINUTES FOR AUGUST 17, 1994

1. Call To Order: President Otto Sandberg called the meeting to order at 6:37 P.M. The Board met in closed session until 7:02 P.M.
2. Roll Call: Otto Sandberg, Bob LaBonte, Bob Marett, Carol Maynard, David Aldridge, Wells Gibson. Gordon Tandy was absent.
3. Action on Minutes: Special Meeting Minutes 20 July, 1994 were approved as written.
4. Treasurer's Report: Carol Maynard reported that as of July 31, 1994 the general fund cash balance to be \$11,268.99.
5. Committee Reports:

Membership: Vivian Labonte reported that Christopher & Debra Corlett bought 370 Sunset Blvd. Shurli Elson bought 121 Cole Ave. in the Highlands. Andrew Dillon bought 311 Victoria Loop. **Social Club**: Helen Ann Skowyra reported on the Salmon barbecue, the Kansas City barbecue, the "Getting to Know You" event and the first luncheon of the new season. **Environmental**: Amy Brandon reported on revisions to the proposed procedures for future tree cutting in the common areas. **Marina**: Ellis Slattery reported that the main docks would be ready to be installed in November. **Building**: Wells Gibson reported that 1 building permit was issued. **Water Advisory/Documents**: Ed Skowyra reported no activity for these committees this month. **Roads**: Erv Fortney reported that Lakeside is still working on pickups and has still not billed on some completed efforts.

6. Manager's Report: Roger DeJarnette reported on a number of completed projects including drainage problems, tree and brush clearing, and final approval on the unisex bathroom, the men's dressing room, and well house #4. In addition, he reported that updates for all residential water service are complete and that upon retesting, the water report was returned satisfactory.

Roger announced that the anticipated pool closure for refinishing is planned for October 14, to reopen prior to Thanksgiving.

7. Old Business

a. **Environmental Committee - Standards and Procedures**: The recommended procedures for removal of trees and plant material from common areas was approved by the Board of Trustees with the following changes: Items 3 and 4 were combined to read, "Notice will be placed in the Newsletter 30 days prior to annual maintenance." Item 7 was rewritten to read, "In emergency situations tree and plant removal are the manager's responsibility." Item 8 was rewritten to read, "The above process and the 'Guide for Recognizing and Reducing Tree

Hazards...in the Pacific Northwest' by Hadfield & Filip are part of the manager's guidelines for common area management."

b. **Marina - Potential Rules Violation Letters:** During the Board Study Session of August 3rd a discussion ensued with Shirley Van Hoover about Marina guests or maintenance personnel. After discussion, Ms. Van Hoover stated that she understood Marina use rules as documented in Marina Manager's letter of July 30, 1994.

c. **George Brown:** Mr. Brown spoke at the Study Session of August 3rd. Work has been ongoing at his home due to a wash out. He wanted the Club to place some darker gravel in the repaired area to match the rest of gravel on his property. After discussion, the Board agreed that this would be accomplished. The Cape George Manager stated that it was scheduled for completion on Thursday August 4th. The work was completed August 5th. At today's Board meeting, Mr Brown reported that he would complete the machine work needed.

d. **Wilson/Mrs Miller:** It was reported at the August 3rd Board Study Session that the repair work is now complete and satisfactory.

e. **Animal Responsibility, Barking Dogs:** Gordon Tandy provided a report that is attached in full. In summary, Gordon interviewed as many letter writers as possible. He concluded that there was still some barking being reported and that some felt the situation was improving. Some improvements have been started by the dog owners, and he felt that the situation should be monitored for further complaints.

8. New Business

a. **Indemnity Resolution:** The following motion was made, seconded, and carried that: The Board of Trustees of the Cape George Colony Club amend the Club's Articles of incorporation to provide for the defense and indemnity of directors, officers and employees as permitted by law and as described in the attached Articles of Amendment. In addition, it was moved, seconded and carried that the community hire Mark Beaufait for possible future litigation.

b. **Building Guidelines:** Gordon Tandy and Bob Marett met with Ed Skowrya to discuss the guidelines. Ed provided much history and background on the derivation of the guidelines. It is planned that Gordon, Bob and Ed will meet with the Cape George lawyer, after which one or two member meetings will be held prior to voting.

c. **SeaFirst Expressline:** Roger DeJarnette reported that non-profit organizations are excluded from this form of credit.

d. **Economic Committee:** Otto Sandberg has appointed Vic Gray chair of a new committee to study income sources and expenditures with the goal of establishing a three-month reserve.

e. **Volunteers/Cape George Liability:** It was moved, seconded and carried that Cape George obtain current membership agreements and that

they be placed on file for all volunteers involved with Cape George activities.

f. **Assessments:** A preliminary discussion was held regarding listing in the Newsletter the names of members having delinquent water or property assessments.

9. Administrative Matters

See Treasurer's report above.

10. Announcements

- 1) Next Study Session Sept 20, 1994 @ 7:00 P.M.
- 2) Next Board Meeting Sept 21, 1994 @ 7:00 P.M.
- 3) 94/95 Annual Budget Study Session, August 30, 1994 @ 7:00 P.M.


11. Adjournment

No further business being before the Board, the meeting was adjourned at 8:40 P.M.

Prepared by:


Robert Marett
Secretary

Approved for Posting:


Otto Sandberg
President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES BOARD MEETING
MINUTES FOR
September 14, 1994

1. Call To Order: President Otto Sandberg called the meeting to order at 7:03 P.M.
2. Roll Call: Otto Sandberg, Bob LaBonte, Bob Marett, Carol Maynard, David Aldrich, Wells Gibson, Gordon Tandy
3. Action on Minutes: Paragraph 8.e, Volunteers/Cape George Liability, of the August 17, 1994, Board Meeting Minutes was amended to read "It was moved, seconded and carried that Cape George obtain current membership agreements (1987 document) and that these be placed on file for all volunteers involved with Cape George activities."
4. Treasurer's Report: Carol Maynard presented the monthly treasurer's report indicating that the General Fund Cash Balance is \$28,473.94.
5. Committee Reports: **Building:** Wells Gibson reported that four permits were issued. He also reported on a non-compliance problem in the village. The owners are working with the committee toward resolution. **Social Club:** Helen Ann Skowyra reported that the "Getting to Know You" event, planned for Saturday, Sept. 17, will be rescheduled. She also reported on upcoming events, including the luncheon on Sept. 26 and the Octoberfest dinner on Oct 1st. **Marina:** Dale Huselton reported on continuing work on Marina improvements. **Environmental:** Amy Brandon reported that the committee has reached consensus on the maintenance and removal of trees and plants in the common areas. She also reported that the committee has submitted a request to the board for standing committee status. **Economic Planning:** Vic Gray reported that he is in the process of forming this committee and would appreciate member input.
6. Manager's Report: Roger DeJarnette reported: 1) A new sequestering unit has been installed and that the aeration line eliminates the hydrosulphide odor experienced during the summer. 2) Repainting of the swimming pool has been rescheduled to start October 7. 3) The Community Center was vandalized September 2. As yet there are no suspects. Insurance will cover replacements and repairs, and costs are being obtained for a silent alarm system.
7. Old Business:
 - a. Mr. George Brown asked the Board to publicly read his letter expressing his dissatisfaction over the repair of his driveway area. This was done, and his letter is filed with the minutes of this meeting.
 - b. **Environmental Committee - Standards and Procedures:**
Both the Cape George Manager and the Chair of the

Minutes, Board of Trustees Meeting, September 14, 1994, page 2

Environmental Committee agreed that the Procedures for Removal of Plant Material From Common Areas, dated September 8, 1994, accurately documents the agreed-upon changes made at the August 17, 1994 Board Meeting.

c. **Animal Responsibility, Barking Dogs:** Gordon Tandy reported that his investigation into the complaints made by the Starrs about barking dogs was approaching completion. He reported that he had talked to a number of the neighbors and they had no complaints about the dog. He also reported that the dog owners have applied for permission to build an area to contain the dog. Gordon is recommending no further action at this time.

d. **Complaints:** Complaints against the tenants at 321 Dennis Blvd has resulted in notice to the owners documenting that just cause has been determined to exist for termination of the Rental Agreement and ordering the residents to vacate the premises by September 20, 1994.

e. **Building Guidelines:** Gordon Tandy reported that a copy of the guidelines has now been received from the attorney and that the next step is to prepare them for distribution to the membership. Public meetings will be held to obtain feedback from the membership prior to producing a final version.

f. **Board Approval/Adoption of Landscaping Plan:** The Board approved the Landscaping Plan in concept (6 for, 1 against), so that the Environmental Committee may proceed.

8. **New Business:**

a. **No Shooting Zones Around Cape George:** Otto Sandberg reported on a meeting he attended with the Port Ludlow and Kala Point Boards for the purpose of forming a coalition to petition the county for an ordinance to prevent shooting in a zone (to be determined by each community) around our communities. The Board agreed to proceed with this activity.

b. **Late Accounts - Listing of Homeowners in Newsletter:** It was moved and seconded that members with accounts 60+ days in arrears will be notified by letter from the Cape George treasurer that funds must be received or satisfactory payment arrangement made within thirty (30) days from the date of the letter. Otherwise, the member's name will appear as a delinquent account in the Cape George Newsletter the following month, thus making them known to the entire community. Accounts in question will be those with overdue general assessment charges and fees. Accounts of members that have current pay-off agreements are not affected. After extensive discussion, the Board passed this motion (6 for, 1 against.)

c. **Rules/Regulations for Clubhouse Use:** Carol Maynard agreed to form a committee to review rules for clubhouse use.

d. **Don & Virginia Rehn/Pieter deVos Letters:** Roger DeJarnette presented a summary of a visit to the area in question by the Environmental Committee and himself, resulting in their consensus that this common area should be treated by windowing or thinning of branches at the requester's expense and that the undergrowth that presents a fire hazard should be cleared.

e. **Committee for Review of Rental Process:** Bob Labonte will form a committee to review the Property Rental Process.

f. **94/95 Annual Budget:** Gordon Tandy moved that the budget planned for the Cape George Manager in the marina funds be reduced to \$1000 and that records be kept of the staff's time on marina activities during the coming year to form a basis for next year's budget estimates. The Board approved this motion (7 for, 0 against). The Board then approved the amended 94/95 Annual Budget for submittal to the membership (7 for, 0 against). The budget is to be mailed to the members on September 16th, with a meeting for member input scheduled for October 4th at 7 p.m. in the Community Center.

9. **Administrative Matters:**

The Board approved transfer of \$10,941 from the General Fund to swimming pool (7 for, 0 against) and an AFE for capital funds of \$2000 for marina docks (7 for, 0 against).

10. **Announcements:**

- 1) Annual meeting for member input to 94/95 Budget is scheduled for October 4th at 7 p.m. in the Community Center.
- 2) Next Study Session October 18, 1994 @ 7:00 p.m.
- 3) Next Board Meeting October 19, 1994 @ 7:00 p.m.

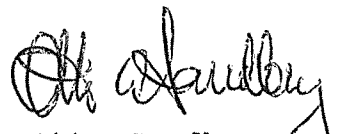
11. **Adjournment:**

No further business being before the Board, the meeting was adjourned at 9:21 P.M.

Prepared by:
Posting:


Robert Marett
Secretary

Approved for


Otto Sandberg
President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES BOARD MEETING
MINUTES FOR
October 4, 1994

1. Call To Order: 7:08 P.M.
2. Roll Call: Otto Sandberg(President); Bob LaBonte(Vice President); Bob Marett(Secretary); Carol Maynard(Treasurer); David Aldrich; Wells Gibson; Gordon Tandy. Manager absent.
3. 1994/1995 Budget

There were approximately 100 hundred people present. A number of those present expressed the opinion that some changes to the proposed budget were desirable. Twelve presentations by community members were made and are summarized in these minutes. In addition, a number of letters were received by the Board prior to the meeting, and these are also summarized herein. The presentation material and letters provided are attached to the file copy of these minutes and are preserved in the office for future reference.

The Board members wish to thank the members making presentations and providing letters, and the many good ideas and recommendations will be taken into account in forming the final budget.

In summary the following points were made:

- 1) Road Maintenance should be accomplished per road committees recommendations.
- 2) Staff positions should be evaluated for effectiveness and compensation. Labor costs should be evaluated.
- 3) Water system growth should be funded as a Capital Budget item by either assessment or water hookup fee.
- 4) Professional management service groups should be evaluated.
- 5) Pool hours should remain as presently scheduled.
- 6) Marina tasks should be accomplished totally by volunteers.
- 7) Lot mowing should be done by staff.
- 8) Better use/control of vehicles.
- 9) More use of volunteers.

4. Announcements:

- 1) Next Study Session October 18, 1994 @ 7:00 P.M.
- 2) Next Board Meeting October 19, 1994 @ 7:00 P.M.

5. Adjournment:

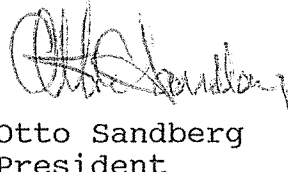
No further business being before the Board, the meeting was adjourned at 9:04 P.M.

Prepared by:



Robert Marett
Secretary

Approved for Posting:



Otto Sandberg
President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES BOARD MEETING
MINUTES FOR
October 19, 1994

1. **Call To Order:** President Otto Sandberg called the meeting to order at 7:00 P.M.
2. **Roll Call:** Otto Sandberg, Bob LaBonte, Bob Marett, Carol Maynard, David Aldrich, Wells Gibson, Gordon Tandy & Roger DeJarnette were present.
3. **Action on Minutes:** September 14, 1994 Minutes were corrected to indicate the correct Board vote on the Landscaping Plan was 7 to 0 rather than 6 to 1, and the October 4, 1994 Minutes were approved as written. Note: All submitted reports are attached to the office file copy of the minutes and are available for reference.
4. **Treasurer's Report:** Carol Maynard presented the monthly treasurer's report indicating that the General Fund Cash Balance is \$ 21,533.57.
5. **Committee Reports:** **Building:** Wells Gibson reported that three building permits were issued. **Social Club:** Lorrene Huselton reported 1) Freda Woolsey and helpers did a great job on the Octoberfest, 2) the Christmas Bazaar is scheduled for Nov 4/5, 3) the Christmas Dinner is planned for Dec 10, and 4) the next Social Club Executive meeting is scheduled for Oct 31 @ 10:15 in the Clubhouse. **Environmental:** Amy Brandon reported that work is to begin in the near future on the approved landscaping plan around the community center. **Marina:** Dale Huselton reported on the upcoming marina activities including new piling, dredge, and dock work. Bud Critchfield has accepted the chair for the Marina Committee. Ellis Slattery was acknowledged for his contributions as outgoing Marina Chairman. **Economic:** Vic Gray reported on the formation of his committee and their trip to visit with the Kala Point Manager.
6. **Manager's Report:** Roger DeJarnette reported a number of items: 1) There are no suspects in the investigation of Club break-in, 2) pool repair is proceeding, and 3) water bacteriological analyses were returned satisfactory.
7. **Old Business:**

1994/1995 Annual Budget: The President led a discussion of the annual budget including the changes that have been incorporated based on community input received during the October 4 meeting.

It was moved, seconded, and unanimously approved that the 10/18/94 version of the budget be accepted.

NOTE: Amendments to the 10/13/94 baseline are:

- 1) Water Use Fees (4104) reduced by \$3 per month per unit (\$77,724 to \$64,680).
- 2) Water Hookup Fees increased from \$4000 to \$15,400, based on \$2200 new home construction hookup charge.
- 3) Wages/Benefits - revised to retain present salaries and reduce benefits for half-time employees to half-time benefits.
- 4) Pool hours to remain as prior to current pool shut-down.

Environmental Committee Standing Committee status was discussed and tabled until future By-Law changes are implemented.

Animal Nuisance Problems - Gordon Tandy reported that barking dog problems are being worked out successfully in some cases.

Firearms/Pellet Rifle Discharge - Otto Sandberg reported on the status of the effort to implement a county ordinance against discharging firearms near communities such as ours. It is hoped that we will be able to bring this into effect for our community by next hunting season.

8. New Business:

Mr. & Mrs. Orr Letter - This letter was discussed, with Carol Maynard reporting that all outstanding accounts had been paid, resulting in resolution of this matter.

Rental Agreement Committee Formation - It was moved and approved unanimously that the committee be sanctioned by the Board.

Marina Gate Closure - The security of the Marina, Pool, and Community Center area was discussed in that staff is not available to close the access gate in the evening. This item was not resolved except that the Cape George Manager is evaluating costs of a gate-card entry system.

Building Guidelines - The Board unanimously approved the submitted Guidelines draft of September 26, 1994 for use in obtaining community comments. Note: Changes to the Guidelines will be brought back to the Board prior to submittal to the members for voting. Anyone wishing a copy prior to the community meeting may obtain a copy at the office.

9. Administrative Matters: Three AFE's for marina work and for a supply of automobile decals was approved unanimously for a total of \$6370.02.

10. Announcements:

- 1) Next Study Session November 15, 1994 @ 7:00 p.m.
- 2) Next Board Meeting November 16, 1994 @ 7:00 p.m.

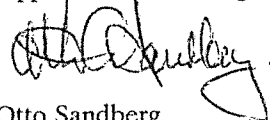
11. Adjournment: The meeting was adjourned at 8:21 P.M.

Submitted By



Robert Marett
Secretary

Approved For Posting



Otto Sandberg
President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES BOARD MEETING
MINUTES FOR
November 16, 1994

1. Call To Order: President Otto Sandberg called the meeting to order at 7:06 pm.

2. Roll Call: Otto Sandberg, Bob LaBonte, Bob Maret, Carol Maynard, David Aldrich, Wells Gibson, Gordon Tandy & Roger DeJarnette were present.

3. Action on Minutes: September 14, 1994 Minutes were approved as written.

Note: All written reports submitted are attached to the office copy of these minutes and filed for future reference.

4. Treasurer's Report: Carol Maynard presented the monthly treasurer's report indicating that the General Fund Cash Balance is \$20,313.83.

5. Committee Reports: **Building**: A verbal report was given by Wells Gibson covering one fence permit. It was moved and approved (6 to 0) to allow a boundary line adjustment for lots owned by Baker Construction and George Thomas. **Water**: Roger DeJarnette presented a report outlining laws covering our water system from the Revised Code of Washington. **Economic**: Vic Gray provided a verbal report on the activities of this committee, stating that he would be making a report to the Board at the December Meeting. **Environmental**: Amy Brandon reported that the Landscaping Plan was being re-evaluated and that the committee is consulting another landscape designer to eliminate some of the problems with the present design. **Marina**: Bud Critchfield reported on the installation of new piling, dock construction, repair of entrance, possible dock electricity and slip size increases due to new dock configuration. He reminded us that moorage fees are due in January. **Membership**: It was moved and unanimously approved to re-form the membership committee; Norma Johnston has agreed to chair the committee. Robert & Judith Specht purchased 41 No. Palmer Dr. Roland & Esther Anthony purchased lot 37 Blk 5 Div 3. Roger Burk purchased 61 Alder Drive and Gary & Judith Smith purchased lot 2 Blk 14 Div 7. **Roads**: Erv Fortney reported that our roads contract is now at the stage of substantial completion and thus, our warranty period of one year started on November 4, 1994. Vic Gray discussed remaining funds and recommended that the Board consider having a vote of the membership to retain remaining funds to decrease future assessments for road maintenance. **Social Club**: Doris Seeley indicated that 47 reservations have been made for the Christmas party and that reservations will be closed when they reach 140 or on December 3. The club is sponsoring three children for gifts this year. A wrapping party, tree trimming and ladies out-luncheon are planned for December. The next Executive Board meeting will be December 12 at 10:00 am. **Rental Committee**: Esther Fortney reported on the progress of the committee and indicated that as soon as their recommendations to amend the rental agreement are complete, they will provide this to the Board for approval.

6. Manager's Report: Roger DeJarnette reported on the status of the repair work on the pool. A site visit by a licensed pool specialist is planned for November 17 to evaluate repair options and to provide a bid for repair. Roger reported that water bacteriological samples were returned satisfactory and that the water system has been winterized. He also

reported on a possible alarm system for the community center, which is expected to cost approximately \$1600. He has also requested a firm bid from Automated Equipment of Seattle for a card system for the marina gate.

7. Old Business:

Building Guidelines - It was moved and approved (7 to 0) to approve the Building Committee's Building and Maintenance of Property Rules for submittal to the members for ratification. A letter and ballot will be sent to the membership, with a membership meeting (to be scheduled) to be held for final approval/disapproval. Members will be able to vote at the meeting or by mail.

8. New Business:

Clubhouse Use Rules - It was moved and approved (6 to 1) to accept the committee's recommended changes to the Clubhouse use rules. Copies are available in the office for review and future use.

Riggs/Degeer Letter - It was moved and approved (6 to 1) to proceed with a letter indicating that unless some action to respond to our earlier requests is undertaken within ninety days, we will have to proceed with legal action.

Board Meeting Schedule Revision - It was moved and approved (7 to 0) that Board study sessions be held on the second Wednesday of the month. The regular Board meetings will continue to be held on the third Wednesday of the month.

Fred Evans spoke to the issue of executive sessions and his belief that these sessions are not in compliance with the Bylaws requirement for open meetings. Otto Sandberg provided an overview of present lawsuits and the requirement for the Board to protect the community's privilege in these suits. He also invited Fred to discuss this item with our lawyer.


9. Administrative Matters: It was moved and approved (7 to 0) to accept an AFE for \$850 for water operations licensing.

10. Announcements:


- 1) Next Study Session December 14, 1994 @ 7:00 pm.
- 2) Next Board Meeting December 21, 1994 @ 7:00 pm.

11. Adjournment: The meeting was adjourned at 8:37 pm.

Submitted By


Robert Marett
Secretary

Approved For Posting


Otto Sandberg
President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES BOARD MEETING
MINUTES
December 21, 1994

1. **Call To Order:** President Otto Sandberg called the meeting to order at 7:03 pm.
2. **Roll Call:** Otto Sandberg, Bob LaBonte, Bob Maret, Carol Maynard, David Aldrich, Wells Gibson, Gordon Tandy & Roger DeJarnette were present.
3. **Action on Minutes:** November 16, 1994, Minutes were approved as written.

Note: All written reports submitted are attached to the office copy of these minutes and filed for future reference.

4. **Treasurer's Report:** Carol Maynard presented the monthly treasurer's report, indicating that the General Fund Cash Balance is 33,213.16.
5. **Committee Reports:**
Building: Wells Gibson reported that a building permit had been granted to Jane & Ray Burke for a large garage and a variance hearing on height restrictions for a home for Larry Williams is scheduled at 7 pm, Jan 9 at the Clubhouse. **Rental:** Erv Fortney reported that the committee is monitoring newspaper ads and making sure that people advertising homes for rent have copies of the Cape George Colony Club rental agreement and so are aware of Club requirements in renting homes at Cape George. **Roads:** Erv Fortney reported on driveway configuration requirements and proposed that the Club pay costs involved in repairing driveways that are cut for Cape George purposes. It was moved, seconded and approved (7-0) that Mr. King and Mr. Tostenson be reimbursed for their expenditure for driveway repair needed when new water lines were installed. He also recommended that we start spraying for weeds penetrating the road surfaces and in ditches at the start of the growing season (as soon as February) on a contract basis. It was moved, seconded and approved (7-0) to follow this recommendation. **Environmental:** Amy Brandon reported the committee's review of the common area tree removal plan. The committee recommended that one stump be retained to encourage wild life. **Marina:** Dale Husleton reported on grounds clean up, dock electrical planning, dock work update, and the committee's desire to build some sheds and paint some of the ramps. He also discussed some safety concerns. **Social Club:** Helen Ann Skowrya reported on this month's ladies luncheon, the Christmas dinner, the gifts for three foster children, and an upcoming co-ed lunch on Jan 16th. Warren Maynard and crew will provide the food and Doris Hardyman will be the guest speaker on wills and living trusts. **Water:** Ed Skowrya reported that the present Critical Aquifer Recharge Area ordinance provides adequate protection for the Cape George aquifer and that we will be monitoring the approval process to insure this protection is maintained. **Economic:** Vic Gray provided a verbal report indicating that the committee will be providing a full report of their activities at the January Board meeting.

6. **Managers Report**

Roger DeJarnette reported on a number of housekeeping items, with the majority of his report involving the power outage of Dec 19th that resulted in Cape George water pumps being without power. The Social Club activated a phone tree to let everyone in the community know about this and to ask them to conserve water for the evening. Only a few residents were without water and then only for a short time.

7. **Old Business:**

Beach Gate: Discussion continued on ways to provide security for this area. Wells Gibson suggested that we evaluate a timer that would lock and unlock the gate. We again discussed that we were not ready to proceed with a fully automatic system because of the approximately \$11,000 cost. While this is being studied, Carol Maynard is coordinating volunteers who will commit to locking and unlocking the gate for a week. This way we can provide security while we study long-term solutions. Please give her a call if you can help with this effort.

Storage Shed: In that it is against the Cape George Colony Club By-Laws to place anything other than a single family residence on an uninhabited lot and notice for removal was provided on September 20, 1994, it was moved, seconded, and approved (7-0) to instruct the Cape George Colony Club lawyer to proceed with a lawsuit against Neil and Carla VanderVen to enforce removal of the storage shed on their property.

Pool Rework: It was reported that we are well into the first cycle of filling the pool using a water softener system that removes manganese. The Board's plan is to evaluate this system over the next couple of months. If this works as well as it appears to at this time, we will select a paint or pool coating, empty the pool and re-finish the pool surfaces. During the interim, the pool will be open for use. It is planned to open the pool on Tuesday January 3rd. To start, hours will be 8:00 am to 3:00 pm Monday through Friday, to accommodate staff working hours. The pool will be closed Saturday and Sunday. As soon as possible, we will increase pool hours as we find a way of doing so.

Clubhouse Alarm System: Roger DeJarnette reported that he had obtained a cost estimate of approximately \$1600 for an alarm system to include the Clubhouse, pool and shop areas. If we choose the option of a silent alarm monitored by the vendor, it would cost us a monthly fee of \$16.50. Some concern was expressed about the response time of police and that this might make it desirable to install an audible system. Police access to the area because of the beach gate was also discussed. Some were concerned about the people on the bluff being disturbed by a loud audible alarm. This item was tabled for further discussion.

8. **New Business:**

Donald Barr Letter: This was discussed with Mr. Barr, and he was provided with a letter from the President responding to his concerns. A broader discussion evolved, and the decision was made to re-install a beach sign at the Colman beach area outlining use restrictions; the previous sign had been destroyed.

Margaret Kint Letter: The Dennis Storm Drain was discussed, and it was moved, seconded and approved (7-0) to accept the ADA engineering recommendation to reroute the drain away from the Kint property to the Colman Loop area.

Clubhouse Rules: A letter from Fred Evans disagreeing with the new clubhouse rules was discussed. Gordon Tandy responded by explaining that the rules were considered appropriate in that the Clubhouse would only be used at the invitation of members.

Personnel Policy from Thomas Jackson: Carol Maynard pointed out that further work needs to be done to incorporate the recommended language into Cape George Colony Club policies.

Fred Evans Letter: Per Fred's request, his letter involving his signature to a membership agreement is included herein.

9. **Administrative Matters:**

Two AFE's were approved (7-0) as follows:

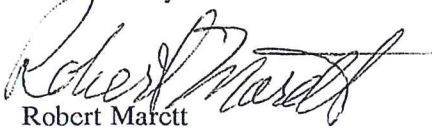
- 1) \$735.76 for maintenance and toner for the office copy machine.
- 2) \$517.92 for two month's use of the pool water softener to remove manganese from the pool water.

10. **Announcements:**

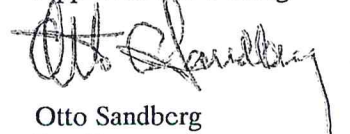
- 1) Next Study Session January 11, 1995 @ 7:00 pm.
- 2) Membership Meeting January 18, 1995 @ 7:00 pm for Building Guidelines Ratification.
- 3) Next Board Meeting January 18, 1995 after Membership Meeting.

11. **Adjournment:** The meeting was adjourned at 9:20 pm.

Submitted By


Robert Marcett
Secretary

Approved For Posting


Otto Sandberg
President