

BOARD MEETING MINUTES  
BYLAWS REVIEW  
JANUARY 10, 1996

The meeting was called to order at 7:00 p.m. by President, Bob Marett. In attendance were Bob Marett, Bob LaBonte, Bud Critchfield, Linda Cooley, David Aldrich, Fred Evans, Dale Huselton and Manager, George Castaneda. Approximately 18 members attended.

Bob Marett provided introductory remarks regarding the bylaws adoption process explaining that recent court decisions and new state laws have been the primary reason for the new bylaws. He outlined some of the major areas of change including deletion of liens, addition of penalty fees for rule violation, clarification of membership requirements and the fact that all lot owners are members, meeting notice requirements, indemnification of trustees.

Members were invited to come forward with comments or questions on the proposed new bylaws. Input was presented by Gordon Tandy, Ed Skowyra, Carol Maynard, Mel Hurley and Dan Kelleher.

The Board will consider input from these members as well as written input submitted to Board at a follow-on meeting set for 7:00 p.m. on Wednesday, January 31, 1996.

The meeting was adjourned at 8:30 p.m.

Submitted by:

  
Linda R. Cooley, Secretary

Approved by:

  
Robert J. Marett, President

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JANUARY 17, 1996**

1. The meeting was called to order at 7:00 p.m.
2. Roll Call: Robert Marett, Linda Cooley, Fred Evans, Dale Huselton, David Aldrich and Manager, George Castaneda were in attendance. Bob LaBonte and Bud Critchfield were absent.
3. Action on Minutes: The minutes of the December 20, 1995 meeting were approved unanimously.
4. Treasurer's Report: No report was presented
5. Committee Reports: Building. Little activity in past two months but requests will be coming for new permits. Environmental. Recommendations made for improvements to Village entrance signs, additional benches in the beach area. Long Range Planning. Working on replacement values of assets and their expected lifespans. Marina. Continuing work on community improvements. Marina entrance to be dredged on Friday night at low tide. Memorial. Clarce Lacy has resigned as Chairman and will be replaced by Jean Pennington. Roads. Lakeside will work on unfinished contract items this spring. Work on individual problems continues. Membership. New members are Timothy & Suzanne Adkins, Steven & Nathalie Ballou, George & Sue Griffith, John & Deanna Jaspers, John & Donna Sue Proctor, Lynn Sterling.
6. Manager's Report: Cardlock system has been installed at pool, water pump burned out and was replaced. New signs have been posted at entrances replacing the old worn out ones.
7. Member Participation: No members participated.
8. New Business:
  - Northwestern Territories, Inc. presented their proposal for engineering services for the watermain extension with a fee of \$17,000 including County and State fees.
  - It was moved, seconded and approved (3-2) that the allowance for doubtful accounts be increased to \$12,000 based on the auditor's recommendation.
  - The current procedure for dealing with cars parked in the community with no Cape George stickers was discussed by George Castaneda. At this time a notice is placed on the car. Residences were reminded that they must have a sticker on their car and that in the future it may become necessary to take more drastic action toward trespassers.
9. Administrative: An A.F.E. for \$2,000 for soil removal from marina entrance was approved unanimously.

10. Announcements: The following Board meetings will be held at 7 p.m. in the Clubhouse on the indicated dates:

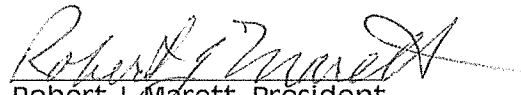
January 31, 1996 - Board Meeting on Bylaws  
February 14, 1996 - Board Study Session  
February 21, 1996 - Regular Board Meeting

11. The meeting adjourned at 8:00 p.m.

Submitted by:

  
Linda R. Cooley, Secretary

Approved by:

  
Robert J. Marett, President

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JANUARY 22, 1996**

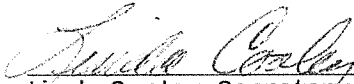
The meeting was called to order at 7:00 p.m. by President Bob Marett. In attendance were Bob Marett, Bob LaBonte, Linda Cooley, David Aldrich and Manager, George Castaneda. Absent were Bud Critchfield, Fred Evans and Dale Huselton. One club member attended.

There was discussion about the watermain extension and whether the club has the money needed to complete the project this year. It was determined that the engineering needs to be done and that until we get bids on the project we are unable to determine whether we can fund it.

It was moved, seconded and unanimously approved to authorize the President to proceed to negotiate NTI contract for engineering services in connection the watermain extension up to a limit of \$17,000.

The meeting was adjourned at 7:30 p.m.

Submitted by:

  
Linda Cooley, Secretary

Approved by:

  
Bob Marett, President

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JANUARY 31, 1996**

The meeting was called to order at 7:00 p.m. by President Bob Marett. In attendance were Bob Marett, Bob LaBonte, Linda Cooley, Fred Evans, Dale Huselton, David Aldrich and Manager, George Castaneda. Bud Critchfield was absent. Six club members attended.

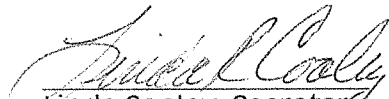
The trustees reviewed the 1/10/96 Bylaws draft and approved changes on a page by page basis as follows:

Page 1 (4-1), Page 2 (5-0), Page 3 (3-2), Page 4 (5-0), Page 5 (4-1),  
Page 6 (4-1), Page 7 (5-0), Page 8, Section B.2 (5-0), Section B.6, paragraph 1 (5-0), Section B.6, paragraph 2 (4-1), Page 9 (5-0), Page 10 (5-0),  
Page 11 (5-0)

It was moved and seconded to adopted the January 10, 1996 bylaws package as amended for submittal to the members for approval as soon as possible. The motion passed (4-1). Fred Evans requested that the following comment be included in this record: "I cannot agree to submit revised bylaws for member approval without they be accompanied by a clear listing of differences from the existing bylaws, therefor I will vote against the motion".

The meeting was adjourned at 8:50 p.m.

Submitted by:

  
Linda Cooley, Secretary

Approved by:

  
Bob Marett, President

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
FEBRUARY 21, 1996**

1. The meeting was called to order at 7:22 p.m.
2. Roll Call: Robert Marett, Bob LaBonte, Linda Cooley, Bud Critchfield, David Aldrich, Fred Evans, Dale Huselton and Manager, George Castaneda were in attendance. Approximately 40 members attended.
3. Action on Minutes: The minutes of the January 10, 1996, January 17, 1996, January 22, 1996 and January 31, 1996, meetings were unanimously approved.
4. Treasurer's Report: Checking, \$9,756; Operations, Investments, \$121,852; Roads, Reserve, \$45,987; Water Growth, Reserve, \$105,770; Equipment, Reserve, \$7,509; Memorial Fund, \$2,081. Total expenses for the first four months of the fiscal year are about \$11,000 under budget projection.
5. Committee Reports: Building. 5 permit requests for misc. property changes and one request for a variance for which the committee has requested Board action. Environmental. Recommending improvement to Village entrance signs as well as other improvements and clean up within the community. Marina. Dredging of Marina was successful, committee has made a number of attractive benches at various locations, are building picnic tables and benches with money from Social Club. Election. Only 172 people voted in bylaws election which passed by a vote of 134 to 38. Membership. New members are Robert Holtz & Cricket Morgan, Daryl S. & Patrice Baker, and Bryan & Jene Jones. Social. Have contributed money for picnic tables for community functions and are working on fund raisers for a new piano for the community center. Swimming Pool. Remodel of the women's dressing room will take place soon. Hopefully the pool will be painted this summer. Water Advisory. Ed Skowyra discussed the problems facing the community regarding the broken 6" water main and the proposed 12" main installation. Questions from the membership were addressed by Mr. Skowyra.
6. Manager's Report: Ditches and culverts are being cleaned and the pool house is getting a good cleaning.
7. Member Participation: Members addressed the Board regarding concerns over delinquent accounts and additional assessments, questions regarding the 12" main project and concerns about the bylaws revision procedure.
8. New Business:

It was moved and seconded that the Board submit to all members an assessment election to fund the building of the planned 12 inch water main along Cape George Road, with the assessment to be in the amount of \$100.00 for each lot in the Colony, Village and Highlands. The election is to be held at the earliest possible date. It was moved and seconded to amend the motion to an assessment of \$53.00 and this amendment was approved (4-2). The amended

motion was approved by a vote of 4-2, with Fred Evans and Dale Huselton voting against the motion.

It was moved, seconded and unanimously approved that the Board suggest to the building committee that they proceed with a hearing on the Ballou variance issue, after notification to the membership in the newsletter and on the bulletin boards.

It was moved, seconded and approved (5-0, 1 abstain) to present a ballot to the membership asking if they wish to change the name of Cape George Colony Club to Cape George Community Association.

9. Administrative:

An A.F.E. for \$850.00 for Coleman Ravine Culvert was approved (6-0).  
An A.F.E. for \$764.35 to NTI for legal description survey for bylaws was approved (6-0).

10. Announcements: The following Board meetings will be held at 7 p.m. in the Clubhouse on the indicated dates:

March 6, 7, 1996	Board Meetings to consider revision of Building Guidelines
March 13, 1996	Board Study Session
March 20, 1996	Regular Monthly Board Meeting

11. Adjournment: The meeting was adjourned at 9:30 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett

**CAPE GEORGE COLONY CLUB  
MEMBERSHIP MEETING  
FEBRUARY 21, 1996**

The meeting was called to order at 7:00 p.m. by Board President Bob Marett. Approximately 40 members and the Board of Trustees were in attendance.

Members were instructed to cast their votes if they had not done so.

Esther Fortney, Chairman of the Election Committee, announced the results of the election on the bylaws:

134 for adoption of the new bylaws  
38 against adoption of the new bylaws

The membership meeting was adjourned at 7:20 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett



BOARD MEETING MINUTES  
MARCH 6, 1996

The meeting was called to order at 7:00 p.m. by President, Bob Marett. In attendance were Bob Marett, Bob LaBonte, Bud Critchfield, Linda Cooley, David Aldrich, Fred Evans, Dale Huselton and Manager, George Castaneda. Approximately 8 members attended.

It was moved, seconded and unanimously approved that the President be authorized to sign the contract outlined in the work order fax dated February 29, 1996, with ADA Engineering in an amount not to exceed \$4800.00 to perform engineering services for repair of Colman Drive.

A review of the building guidelines commenced and members Wells Gibson, representing the Building Committee, Gordon Tandy and Mel Hurley presented recommendations for revisions to the current guidelines. The Board further discussed proposed changes and will meet at a future date to consider the possible modifications.

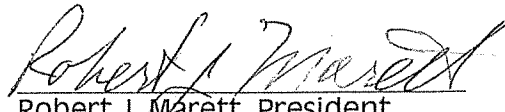
It was announced that the scheduled March 7, 1996, meeting would not be held.

The meeting was adjourned at 8:30 p.m.

Submitted by:

  
Linda R. Cooley, Secretary

Approved by:

  
Robert J. Marett, President

**CAPE GEORGE COLONY CLUB  
MEMBERSHIP MEETING  
MARCH 20, 1996**

The meeting was called to order at 7:00 p.m. by Board President Bob Marett. Approximately 40 members and the Board of Trustees were in attendance.

Members were instructed to cast their votes if they had not done so.

Esther Fortney, Chairman of the Election Committee, announced the results of the election:

\$53.00 Water Line Assessment:  
216 for assessment  
105 against assessment

Assessment Passed

Name Change to Cape George Community Association  
209 for change  
107 against change

66.667% was required for passage and the vote  
was 66.139% for adoption of change

Change did not pass

The membership meeting was adjourned at 7:30 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett

**CAPE GEORGE COLONY CLUB  
BOARD MEETING AGENDA  
MARCH 20, 1996**

1. The meeting was called to order at 7: 30 p.m.
2. Roll Call: Robert Marett, Bob LaBonte, Linda Cooley, Bud Critchfield, David Aldrich, Fred Evans, Dale Huselton and Manager, George Castaneda were in attendance. Approximately 40 members attended.
3. Action on Minutes: The minutes of the February 21, 1996, Membership Meeting and Board Meeting, and the March 6, 1996, Board Meeting were unanimously approved.
4. Treasurer's Report: Checking, \$6,370; Operations, Investments, \$120,621, Roads, Reserve, \$46,464, Water Growth, Reserve, \$109,479, Equipment, Reserve, \$7,537, Memorial Fund, \$2,114. Total expenses for the first five months of the year were about \$9,200 under budget. All departments are under projected expenses except the pool, which is \$2,171 over budget.
5. Committee Reports: Building. A variance hearing was held attended only by building committee and applicants. Variance was granted. Environmental. Clean-up day for the Woodland Area is scheduled for April 22 at 1:00 p.m. and a fund-raiser for May 11. Marina. Crew continues with projects including building Cape George signs, picnic tables and benches, installing chain along the road, etc. It was noted that it was fortunate that the dredging was done since the heavy rains washed sand off the cliffs and the area is again filled. Without the earlier dredging it could have been nearly blocked. Nominating. Committee is actively searching for good candidates for the board. Any suggestions should be referred to Doris Hamby, Sid Johnson or Kathryn Powell. Social Club. Nominating committee has been formed of Helen Ann Skowyra, Doris Hamby and Doris Seeley who are researching candidates for the board. Election: The assessment passed by a vote of 216 to 105. The name change required 66.667% approval and received a 66.139% approval and thus did not pass.
6. Manager's Report: Outside staff has been working on culverts and ditches, curtain drain at clubhouse, other maintenance items. The accounting conversion has been completed.
7. Member Participation: One member mentioned a concern with standing water in his neighborhood and was referred to the Manager to resolve the problem.
8. Old Business: None
9. New Business:

It was moved and seconded to approve the items listed as a consent agenda consisting of:

1. Approval of Committee Charters for Election, Nominating and Memorial Fund Committees
2. Approval of recommended Rental Agreement changes
3. Remove Obsolete Rules & Regulations - Open Accounts Letter, Prior Delinquent Account procedure, Mailing List Policy, Executive Committee Charter

Motion passed unanimously.

It was moved and seconded that the complete minutes of Board meetings be made available by mail to members at a subscription rate of \$5.00 a year.  
Motion passed 5-1.

It was moved and seconded to approve a new Membership Information Form.  
Motion passed 4-2.

It was moved, seconded and unanimously approved to move into Closed Executive Session to discuss personnel matters.

At 8:55 p.m. the Board moved back into regular session and it was moved, seconded and unanimously approved to adopt the Manager's proposal to eliminate the Caretaker's position because of inadequate work load. The caretaker will be given 3 months notice from April 1, 1996.

President Bob Marett made note to the Board of concern about the community center roof and that the seals are broken on all windows in pool area. The Manager will be getting estimates for these repairs.

10. Announcements: The following Board meetings will be held at 7 p.m. in the Clubhouse on the indicated dates:

April 10, 1996 - Board Study Session  
April 17, 1996 - Regular Monthly Board Meeting

11. Adjournment: The meeting was adjourned at 9:00 p.m.

Submitted by:

  
Linda R. Cooley, Secretary


Approved by:

  
Robert J. Marett, President


**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
APRIL 1, 1996**

1. Meeting was called to order at 1:00 P.M.
2. Roll Call - Bob Marett, Bob LaBonte, Dave Aldrich, Bud Critchfield, Linda Cooley and Manager, George Castaneda were in attendance. Dale Huselton and Fred Evans were not present.
3. A motion was made to enter into Executive Session to discuss legal matters with our attorney. The motion was seconded and passed unanimously.
4. After discussion with the Club's attorney a motion was made to adjourn from Executive Session and return to Open Session. The motion was seconded and passed with a unanimous vote.
5. During Open Session a motion was made to direct our attorney to vigorously pursue Mel & Maxine Wilson's current delinquent account. The motion was seconded and passed with a unanimous vote.
6. Meeting was adjourned at 2:15 p.m.

Submitted by

  
Linda R. Cooley, Secretary

Approved by

  
Robert J. Marett, President

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
APRIL 17, 1996**

1. The meeting was called to order at 7:00 p.m.
2. Roll Call: Robert Marett, Robert LaBonte, Bud Critchfield, Linda Cooley, Fred Evans, Dale Huselton, David Aldrich and Manager, George Castenada, were in attendance. Approximately 30 members attended.
3. Action on Minutes: Minutes were approved for the Membership Meeting of March 20, 1996, the Board meetings of March 20, 1996 and April 1, 1996.
4. Treasurer's Report: Checking, \$4,028; Operations, Investment, \$119,768 (includes credits & prepayments of \$32,278); Roads Reserve, \$47,054; Water Growth Reserve, \$110,835; Equipment Reserve, \$7,568; Memorial Fund, \$2,122.
5. Committee Reports: Building, one permit issued for a new garage; Environmental, May 11 fund-raiser, Woodland area clean-up April 22; Finance, new investment plan has earned \$4,841 in interest during first four months; Long Range Planning, next meeting Monday, April 29, to finalize recommendations for permanent maintenance plan; Marina, repaired entrance signs, painted shed extension, etc. Income may be down because of poor fishing outlook; Water, review of water requirements for recording, testing & programs required; Social, luncheon at Surf, April 23, \$245 donated to piano fund from Chamber Music Concert at Hambys; Roads, working on solutions to the Colman Road problem, requested Board approval of soils report on slide area. President Bob Marett noted that committees are requested to include both a written report for inclusion with the Board minutes and a concise report of the month's activities to be included in the monthly newsletter each month.
6. Manager's Report: new beach rules and tow away sign have been installed, mowing of common areas has started, quotes are being obtained for cleaning of community center, installing new windows at pool, mowing of vacant lots.

AFE: \$5,500 for soil analysis at Colman Drive to be taken from the road maintenance fund. Motion passed 5 for, 1 abstain.

AFE: \$500 for 3 marina ramp gates to secure area for safety purposes. Motion passed 6-0.

7. Member Participation: Phil King - concern re: possible annual payment of assessments; Bill Bruce - marina gate not being locked, questions on 12" line and possible storage tank requirement; Wayne Skoien - question on contract plan for cleaning community center; John Cherrett - opposition to 12" main; Carol Maynard - opposed to annual assessment, concern over lack of entry to docks in Marina, cleaning of community center; Armand Wiley - concern about kids on docks who are not supervised.

8. New Business:

Adoption of revised Rules & Regulations:

1. Swimming Pool Rules - tabled
2. Perc Hole Tests - approved 5-1
3. Unoccupied Property - approved 6-0
4. Livestock, Pets - tabled to consider limitation on number of pets

It was moved, seconded and approved to pay tuition at \$39.00 each for one trustee and the manager to attend a CAI Seminar on April 20.

It was announced that a membership workshop will be held in May for all members to review the proposed new building guidelines with the Board. The date of the meeting will be announced in the newsletter and copies of the guidelines will be made available upon request at the office.

9. Announcements: The following Board meetings will be held at 7 p.m. in the Clubhouse on the indicated dates:

May 8, 1996 - Board Study Session  
May 15, 1996 - Regular Monthly Board Meeting

10. Adjournment: Meeting was adjourned at 8:45 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett 4/23/96

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
MAY 15, 1996**

1. The meeting was called to order at 7:00 p.m.
2. Roll Call: Robert Marett, Robert LaBonte, Bud Critchfield, Linda Cooley, Fred Evans, Dale Huselton, David Aldrich were in attendance. Approximately 20 members attended.
3. Action on Minutes: Minutes were approved for the April 17, 1996, regular Board Meeting.
4. Treasurer's Report: Checking, \$3,828; Operations, Investment, \$161,686 (includes fundraising money of \$21,158); Roads Reserve, \$47,538; Water Growth Reserve, \$112,584; Equipment Reserve, \$7,597; Memorial Fund balance of \$2,122 was transferred to the Committee.
5. Committee Reports: Building, 2 permits were issued for single family residences, one for a fence and another for hedge removal; one permit issued to clear lot for a building site; Environmental, May 11 fund-raiser made nearly \$800, more help is needed for garden cleaning; Long Range Planning, the component analysis portion of the reserve study has been presented to the Board for their consideration to plan and schedule maintenance of the physical assets of the community; Bob LaBonte recommended that the next Board work with John Cooley and the committee to utilize the committee's expertise to put together a stable planning program for the community. Marina, three more benches were built, in process of rebuilding the north and south fishcleaning tables and sinks, request to dredge early was turned down by the Fisheries Dept. Roads, soils testing on Colman had many problems but is rescheduled for 5/21. Nominating, three candidates for the 1996-98 term are David Aldrich, Betty Cherrett and Pat O'Grady. Social, club will donate up to \$2500 additional to piano fund, volunteers are needed to run for offices
6. Manager's Report: plans underway to paint pool, remodel ladies' bathroom and install new windows in pool area; 12 inch watermain construction scheduled to start by mid June.
7. New Business:
  - Adoption of revised Rules & Regulations:
    1. Swimming Pool Rules - approved 6-0
    2. Livestock, Pets - approved 6-0

A resolution was passed unanimously to transfer \$1,407 from Road Fund reserve to the general account to pay an obligation to Lakeside Industries.



A request from the Memorial Committee to transfer \$193.62 to the Piano Fund from the Social Club's portion of memorial funds was approved unanimously.

President Bob Marette outlined the current policy on cleaning of the community center: there is now daily staff clean up in both the pool area and the community center. The current clean up rules are still in place for users of the facility. Thorough cleaning by a professional cleaning service will be done at intervals to be determined by the Club Manager.

Linda Cooley reported on a letter from the Fire Dept. requesting that the land where the Cape George Station is located be deeded to Fire District 6. Legal counsel advises that the Board only has authority to deed club assets if it is in the best interest of the community and this request provides no benefit to the Club.

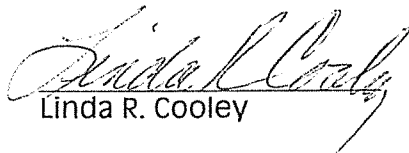
8. Announcements: The following Board meetings will be held at 7 p.m. in the Clubhouse on the indicated dates:

June 12, 1996 - Board Study Session  
June 19, 1996 - Regular Monthly Board Meeting

The Annual Meeting will be July 20, 1996, with the Salmon Barbecue on July 21, 1996.

9. Adjournment: Meeting was adjourned at 7:40 p.m.

Submitted by:

  
Linda R. Cooley

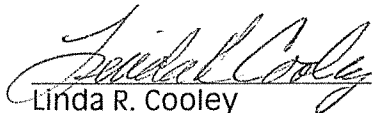
Approved by:

  
Robert J. Marette

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JUNE 4, 1996**

1. The meeting was called to order at 7:00 p.m.
2. Roll Call: Robert Marett, Robert LaBonte, Bud Critchfield, Linda Cooley, Fred Evans, Dale Huselton, and Manager, George Castaneda, were in attendance. Six members attended.
3. The draft of the proposed Building Guidelines was reviewed by the Board on a page by page basis and revisions were made as required.
4. It was moved, seconded and approved that the Building and Maintenance of Property Rules dated 5/13/96, as modified at the June 4, 1996, meeting be prepared by the Secretary for submittal to the membership for approval.
5. Adjournment: Meeting was adjourned at 8:40 p.m.

Submitted by:

  
Linda R. Cooley

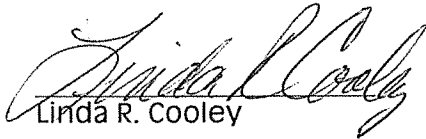
Approved by:

  
Robert J. Marett

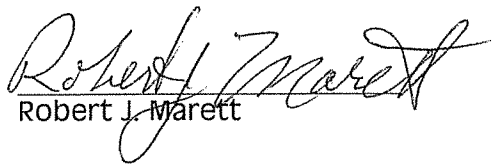
**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JUNE 5, 1996**

1. The meeting was called to order at 1:00 p.m.
2. Roll Call: Robert Marett, Robert LaBonte, Linda Cooley, Fred Evans, Dale Huselton, David Aldrich, and Manager, George Castaneda, were in attendance.
3. It was moved, seconded and passed unanimously to go into closed executive session to meet with Attorney Tom Jackson.
4. After discussion with the attorney regarding pending legal matters as well as the monetary considerations of legally pursuing the club's rights as to property and collections, it was moved, seconded and unanimously approved to move back into open session.
5. It was moved, seconded and unanimously approved to authorize attorney Tom Jackson to pursue such measures as are appropriate to protect the Club's rights as to Marine View Place and to collect delinquent assessments.
6. After informal discussion regarding the agenda for the June study session, the meeting was adjourned at 2:10 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JUNE 19, 1996**

1. The meeting was called to order at 7:00 p.m.
2. Roll Call: Robert Marett, Robert LaBonte, Bud Critchfield, Linda Cooley, Fred Evans, David Aldrich and Manager George Castenada were in attendance. Approximately 20 members attended.
3. Action on Minutes: Minutes were approved for the May 15, 1996, regular Board Meeting, and the June 4 and June 5, 1996 meetings.
4. Treasurer's Report: Checking, \$3,653; Operations, Investment, \$144,966; Roads Reserve, \$46,478; Water Growth Reserve, \$130,528; Equipment Reserve, \$7,626; Interest earned on investments - \$1,301.
5. Committee Reports: Building, 2 permits were issued for fences, one tree removal and one permit for a single family residence; Environmental, Clean-up day in woodland area set for July 8, Chuck Berger is new committee chairman; Marina, ramp gates are being constructed, marina entrance to be cleared July 1-2; Pool, membership up to 118 from 85-89 last year; report on plans to upgrade pool and to encourage more users; Roads, soils testing complete on Colman and proposal from ADA Engineering expected soon; Social, piano has been purchased and will be introduced at dessert meeting June 24; Water, 12" main design is complete and bid packages ready for approval to send out for bids; Membership, new members include Herbert & Thelma Ambler, Weyman (Hank) & Carol English, Robert & Linda Tilley, Paul J. & Tamarlee Allewa, John L. & Lela J. Garrett.
6. Manager's Report: pool work to start on July 8. Weeds growing through the roads is an increasing problem and spraying will have to take place more often.
7. New Business:

It was moved, seconded and unanimously approved to adopt a resolution transferring reserve funds from equipment reserves to purchase computer software and a weed sprayer.

It was moved, seconded and unanimously approved to adopt a resolution transferring \$46,644.31 from the roads reserve fund to the designated road maintenance fund.

It was moved, seconded and unanimously approved to modify the existing Unoccupied Property regulation to state that vacant lots must be mowed by June 15 instead of June 30.

The following AFE's were unanimously approved:

\$1,175.00 for T.O.P.S. accounting program

\$9,442.00 for pool painting, lady's dressing room remodel,  
replace windows in pool area

\$ 971.10 for 55 gallon sprayer with 3 HP engine

\$3,400.00 for marina dredging

It was moved, seconded and unanimously approved that the pool be closed at noon on Sunday, July 7, to allow the fire department to practice water safety drills and then drain the pool for the work to commence on July 8.

8. Announcements: The following meetings will be held:

June 20, 1996 - Board meeting in office to review water  
main bid package - CGCC office, 3:00 p.m.

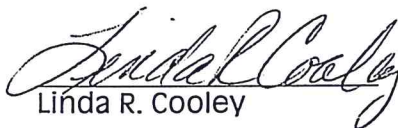
July 20, 1996 - Board Meeting and Annual Membership Meeting,  
Community Center, 2:00 p.m.

July 21, 1996 - Salmon Barbecue, Community Center, 1:00 p.m.

9. Candidates for the Trustee election were introduced by President, Bob Maret, following which coffee and cookies were served allowing an opportunity for members to visit with candidates.

10. Adjournment: Meeting was adjourned at 8:40 p.m.

Submitted by:

  
Linda R. Cooley

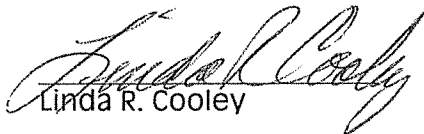
Approved by:

  
Robert J. Maret

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JUNE 20, 1996**

1. The meeting was called to order at 3:00 p.m.
2. Roll Call: Robert Marett, Bud Critchfield, Linda Cooley, Fred Evans, and Manager, George Castaneda, were in attendance. Ed Skowyra, chairman of Water Advisory Committee was present.
3. The bid package submitted by NTI was reviewed with Chairman Skowyra and his comments on revisions were discussed.
4. It was moved, seconded and approved unanimously that the bid package on the 12" water main, as modified by Ed Skowyra, be accepted for release by NTI for bids. Manager George Castaneda will coordinate the revisions and bid process with NTI
5. Adjournment: Meeting was adjourned at 3:20 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JULY 11, 1996**

Meeting was called to order at 8:00 A.M.

Roll Call - Bob Marett, Bob LaBonte, Bud Critchfield, Linda Cooley, Fred Evans, Dale Huselton and Manager, George Castaneda were in attendance. David Aldrich was not present.


A motion was made to enter into Executive Session to discuss legal matters with our attorney. The motion was seconded and passed unanimously.

After discussion with the attorney Tom Jackson, a motion was made to adjourn from Executive Session and return to Open Session. The motion was seconded and passed with a unanimous vote.

During Open Session a motion was made to direct our attorney to add Washington Mutual Savings Bank as a defendant in the Tostenson lawsuit and to proceed with the suit. The motion was seconded and passed with a unanimous vote.

Meeting was adjourned at 8:40 a.m.

Submitted by

  
Linda R. Cooley, Secretary

Approved by

  
Robert J. Marett, President

**Cape George Colony Club Annual Membership Meeting Minutes  
July 20, 1996**

**Call to Order:** The meeting was convened at 2:00 p.m.

**Roll Call:** All members of the Board of Trustees, the Manager and approximately 90 members were in attendance.

**Treasurer's Report:** Bud Critchfield presented the annual Treasurer's Report indicating his concern that certain areas may threaten our financial viability: increased attorney's fees, delinquent assessments and fees, Colman Drive repair, and the watermain project that will reduce the water growth fund to zero. He also pointed out that interest earnings have increased substantially and that a long-range planning program for asset replacement has been established.

**Committee Reports:** **Water:** Ed Skowyra reported on what is ahead for the operation of the water system. **Roads:** Irv Fortney reported on the status with Lakeside doing warranty work. Vic Gray reported on the Colman Drive situation. **Memorial:** Dixie Romadka reported a balance of \$2,103 in the fund account which is now maintained separately by the committee. **Marina:** Ellis Slattery outlined the committee's many completed and continuing projects. **Long Range Planning:** John Cooley reported that the report on value of community assets for the reserve study was completed this year. **Environmental:** Amy Brandon reported on the year's activities including continuing community center beautification, trail improvements, entrance sign improvements. **Building Committee:** John Walls reported on the monthly activity as well as a recap of the year which included permits for 5 single family residences. **Social:** Vivian LaBonte reported on the year's activities including fund-raisers for the new piano for the community center purchased in June. **Pool:** Tom Harris expressed his appreciation to all who have worked so hard on the pool fix-up project.

**Manager's Report:** Manager George Castaneda reported on the year's activities, including the pool cardlock system, completion of the Dennis Blvd. drainage project, the pool project, purchase of the new software for accounting, as well as numerous other activities.

**Election Results:** Esther Fortney reported on election results as follows:

Building Guidelines Revision Passed: 146 yes, 54 no

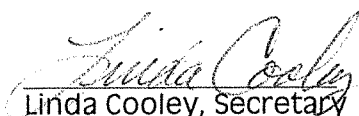
New Board Members: Betty Cherrett, David Aldrich and Pat O'Grady.

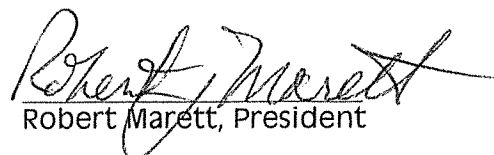
**President's Report:** Bob Marett mentioned some of the accomplishments of the past year and individually thanked each committee chair and Board member for their efforts over the year.

**Adjournment:** The meeting was adjourned at 3:10 p.m.

Submitted by:

Approved by:

  
Linda Cooley, Secretary


  
Robert Marett, President



**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
JULY 20, 1996**

1. The meeting was called to order at 1:05 p.m.
2. Roll Call: Robert Marett, Robert LaBonte, Bud Critchfield, Linda Cooley, Fred Evans, David Aldrich, Bob LaBonte and Manager George Castenada were in attendance. Approximately 15 members attended.
3. Action on Minutes: Minutes were approved for the June 19, 1996, regular Board Meeting, and the June 20 and July 11, 1996 meetings.
4. Treasurer's Report: Checking, \$(114); Operations, Investment, General, \$166,366 and Roads, \$46,644; Water Growth Reserve, \$148,644; Equipment Reserve, \$5,502; Interest earned on investments - \$1,265.
5. Manager's Report: Pool work is proceeding and getting close to completion. The sprayer has arrived and weeds will be sprayed again soon. Bid are in for the 12" main and the job should be awarded soon. Colman Drive Report has been completed by the consultant.
6. New Business:  
It was moved, seconded to approve a resolution to move \$4,420 from water growth reserve to checking to pay the NTI bill for engineering work. (6-0)
7. Adjournment: Meeting was adjourned at 1:20 p.m.

Submitted by:

  
Linda R. Cooley

Approved by:

  
Robert J. Marett

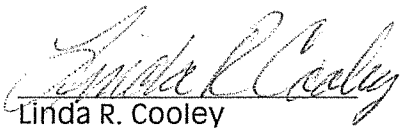
**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
(MEETING OF NEW BOARD)  
JULY 20, 1996**

1. The meeting was called to order at 3:20 p.m.
2. Roll Call: Bud Critchfield, Linda Cooley, Fred Evans, David Aldrich, Bob LaBonte, Pat O'Grady and Betty Cherrett were in attendance.
3. Election of Officers: Officers for the 1996-1997 year are as follows:

President:	Linda Cooley (5-0, 1 abstain)
Vice President:	Bud Critchfield (6-0)
Secretary:	Betty Cherrett (6-0)
Treasurer:	Fred Evans (6-0)
4. August Meetings: Board Study Session will be held at 7:00 p.m. on August 20, 1996 and the August Board Meeting will be at 7:00 p.m. on August 22, 1996.

New Board members discussed general operations for the year, scheduling for meetings, etc. Board liaisons with the committees were decided.
5. Adjournment: Meeting was adjourned at 4:00 p.m.

Approved by:

  
Linda R. Cooley  
President, Board of Trustees

**CAPE GEORGE COLONY CLUB**  
**BOARD OF TRUSTEES MEETING**  
August 7<sup>th</sup>, 1996

The meeting was called to order at 9 a.m.

In Attendance: Linda Cooley, Bud Critchfield, Fred Evans, Dale Huselton,  
Betty Cherrett, and Pat O'Grady.  
With Manager, George Castenada.

The Board met in closed session with the Club's attorney.

At 10 a.m. the meeting returned to open session.

Pat O'Grady was absent from this meeting, due to a prior commitment.

Joseph E. Donisi, P.E Civil Engineer. With Northwestern Territories, Inc. spoke on the subject of the Water Line Extension. He outlined the companies who had submitted bids, and recommended that the contract be awarded to Aurora Engineering, whose was the lowest bid-in the amount of \$140,162.10. Mr. Donisi had also followed up on all the references given by the bidder, and had contacted Port Angeles City Engineer as Aurora Engineering had worked on a storm drain installation for them, Generally, the reference's have been favorable.

A motion was made, seconded and approved, with no discussion.

To award the contract for installation of a 12" water pipe for **Cape George Colony Club** to Aurora Engineering.

Vote was unanimous.

A motion was made, seconded and approved, with no discussion.

To transfer \$2,102.50 from the Water Growth Reserve fund, to the Regular checking account, for payment of the balance of Northwestern Territories, Inc. billing.

Vote was unanimous.

Manager George Castaneda presented an outline of his proposed budget.

Revenue's were reviewed and discussed, with suggestions being made by board members. Mr. Castaneda has already been working on changes to be presented at the next meeting.

Motion was made to adjourn, seconded

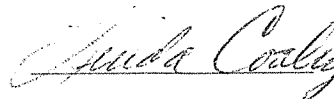
Meeting adjourned at 11 a.m.

Respectfully submitted:-



Betty Cherrett, Secretary

Approved by:-



Linda Cooley, President

**CAPE GEORGE COLONY CLUB  
VARIANCE HEARING  
August 7<sup>th</sup>. 1996**

**In Reference to:-**

**Request for Height Variance on Garage**

**By:- Neil Walden**

**411 Ridge Drive**

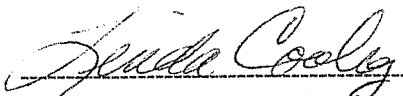
**Cape George Village**

**Lot 76, Division 3, Cape George Village**

**On this day:- August 20<sup>th</sup> 1996 a variance was approved for the following:-**

**One foot height variance request on a Garage  
to be built on the south edge of Cape George Village.**

**No opposition was presented.**

  
\_\_\_\_\_  
**Linda Cooley                      President.**

  
\_\_\_\_\_  
**Betty Cherrett                      Secretary.**

# CAPE GEORGE COLONY CLUB

## BOARD MEETING AGENDA

August 22nd. 1996

1. The meeting was called to order at 7:00 p.m.
2. Roll Call: Linda Cooley, Fred Evans, Pat O'Grady, David Aldrich, Dale Huselton, Betty Cherrett.
3. Action on Minutes:  
Minutes were approved for the July 20<sup>th</sup>. 1996 Annual Membership meeting, the July 20<sup>th</sup> 1996 Board Meeting. (Notice was given that Dale Huselton was in attendance at this meeting. His name was inadvertently omitted), meeting of New Board Members July 20<sup>th</sup> 1996, the Board of Trustees Meeting August 7<sup>th</sup> 1996.

4. Treasurers Report: Fred Evans presented the treasurers report as follows:-

Checking Account Balance		\$ 15,793.00
OPERATING ACCOUNT		
Reserve	31,824.00 plus Interest	
Budgeted Amount Remaining	40,003.00	
Roads	46,832.00	
Other	48,380.00	\$ 167,039.00
RESERVE ACCOUNT		
Roads	-0-	
Water Growth	\$ 140,414.00	
Equipment	5,525.00	\$ 145,939.00
Balance as August 1996		\$ 328,771.00

Fred Evans also reported that he had been in contact with a recommended CPA for the purpose of contracting for Cape George annual audit.

5. Committee Reports:

**MARINA:** Arvin Wylie reported that the Marine Gates have been installed, and keys are being issued, Screens have been placed on garbage bins, Water spigot installed, and Installation of Gutters and downspouts on workshop.

**SOCIAL CLUB:** Doris Seeley outlined plans for a Fund Raiser Western BBQ on September 14<sup>th</sup>. Mary Maltby will be chairing the Bazaar this year, Social club next meeting will be on September 23<sup>rd</sup>.

**ROADS:** Harry Hider referred to the upcoming Coleman Road repairs. After the bidding process has been completed, and contractor chosen, work will be started soon after.

**SWIM POOL:** Tom Harris outlined the work that volunteers had accomplished in upgrading of the pool, and expressed appreciation to all who participated.

### MEMBERSHIP: New Members

Robert Glen & Jean Earl.	Village
Tye & Connie Hillger.	Colony
Greg Hodgdon.	Colony
LiLi Mei Raiguel.	Highlands
Carla Renz.	Highlands
Scott & Mary Smith.	Colony
Algis & Merelyn Tonkunas.	Highlands
James & Judith Tough.	Colony

6. Managers Report:

Manager George Castenada reported that these last several weeks have been to prepare the budget for adoption by the Board and approval by the members.

The Office staff has been busy entering data for the new computer system, which we are confident will be more efficient.

Construction by Aurora Engineering is scheduled to begin installation of the 12" main on August 26<sup>th</sup>. Bid package for the repair of Coleman Drive will be submitted to contractors, Bids are scheduled to be opened September 9<sup>th</sup>.

7. Information:

Letters from two members, Mr. Galen Peterson, and Mr. Gunnar Bersos have been addressed to the Board.

8. Members Participation:

There was no member participation.

9. Business:

The following motions were made, seconded, and passed :-

That the bid package for the repair of Colman Road be approved for submittal to contractors for bid. (5-0).

The Club Manager is authorized to approved expenditures with an A.F.E. up to \$500.00 provided that the item being charged is in the budget and that sufficient funds are in that budget line unexpended.

The Club Manager is also authorized to be a signature on all checks along with the President, vice-president, Secretary and Treasurer. (5-0)

That the new nominees for Committee chairs be approved. (5-0)

That the donation of a Ping Pong Table by Jim Doros be accepted. (5-0)

Cape George Colony Club Building Guidelines regulate all properties in the community identically regarding of individual site characteristics. Therefore, there may be situations where the strict application of the guidelines produce an especially difficult and unreasonable burden for the property owner. A variance allows an owner to be relieved from meeting one or more provisions of the Building Guidelines. (5-0)

The regulation covering the installation of underground utilities, originally passed by the Board of Trustees June 1975, revised and updated by the Board of Trustees at the regular meeting May 20<sup>th</sup> 1992, has now been removed, as it is covered in the Building Guidelines. (5-0)

Article XI, Section 5 of the Bylaws of the Cape George Colony Club permits the Club, by action of its Board, to provide indemnification to employees and agents of the club in any action or proceeding arising out of acts or omissions occurring while an employee or agent of the club. (5-0)  
The 1996/97 Budget has been ratified and ready for members approval. (5-0)

10. Announcements:

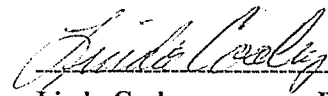
Change of study meeting days to the second Tuesday of the month, with the Board meeting on the following Thursday.

Study Session	Tuesday	7pm	September 10 <sup>th</sup> 1996
Members Meeting	Wednesday	7pm	September 11 <sup>th</sup> 1996
Board Meeting	Thursday	7pm	September 12 <sup>th</sup> 1996

Respectfully submitted:-

Approved By:-

  
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Betty Cherrett, Secretary

  
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Linda Cooley, President

CAPE GEORGE COLONY CLUB

Board of Trustees

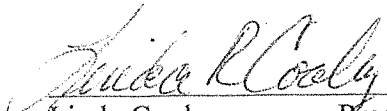
September 11<sup>th</sup> 1996

Meeting came to order at 6.45 p.m.

Roll call: Linda Cooley, Betty Cherrett, Fred Evans, Pat O'Grady,  
Dale Huselton, David Aldrich.

A motion was made, seconded, and passed without discussion:-

To accept the bid from Seton Construction and award  
the contract based on their bid. (5-0)

  
Linda Cooley President

  
Betty Cherrett Secretary



**CAPE GEORGE COLONY CLUB**  
**BOARD MEETING**  
September 12<sup>th</sup> 1996

1. The meeting was called to order at 7.15 p.m.
2. Roll Call: Linda Cooley, Fred Evans, Pat O'Grady, David Aldrich, Betty Cherrett, Dale Huselton.
3. Action on Minutes.

After corrections, the minutes of August 22<sup>nd</sup> 1996 Board Meeting were read and accepted by the Board.

Minutes were approved for the August 22<sup>nd</sup> Board Meeting.

Correction to minutes--

The minutes of 8/22/96:- Under Motions made-RE: Variance, Building Guidelines.

1. Read as follows--- Cape George Colony Club Building Guidelines regulate all properties in the community identically regarding of individual site characteristics, Therefore, there may be a situations where the strict application of the guidelines produce an especially difficult and unreasonable burden for the property owner. A variance allows an owner to be relieved from meeting one or more provisions of the Building Guidelines. **TO ADD:-**

**The Board adopted variance criteria as required by the Building Guidelines. (5-0)**

2. The Club Manager is authorized to approved expenditures with an A.F.E up to \$500.00

**SHOULD READ**

**The Club Manager is authorized to approve expenditures up to \$500.00**

4. Treasurer's Report: Fred Evans presented the treasurers report as follows:-

Checking Account Balance \$ 1,064.

OPERATING ACCOUNT

Reserves	\$ 31,824. + Interest
Budget Remaining	\$ 19,783.
Roads	\$ 45,930.
Other	\$ 64,019

	-----	
	\$ 161,556.	\$ 161,556.

RESERVE ACCOUNT

Roads	-0-
Water Growth	\$ 147,456.
Equipment	\$ 5,547.

	-----	
	\$ 153,003	\$ 153,003

TOTAL CASH	-----	\$ 315,623
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Treasurer: Fred Evans also noted that the Water Growth Reserve and Roads operating accounts will be depleted after current construction has been completed.

5. Committee Reports:

MARINA: Arvin Wylie reported that the Marina Committee are cleaning the purchased power posts. Another bench has been completed and installed. Work has started on the Dredge, to be ready to start work on the sand fill at the harbor entrance.

SOCIAL CLUB: Doris Seeley outlined the progress of the Western BBQ planned for September 14<sup>th</sup>. A salad/dessert luncheon is also planned for September 23. Vivian LaBonte is chairing this event. Plans for the Bazaar are well underway, with Mary Maltby chairing.

ENVIRONMENTAL COMMITTEE: Amy Bandon reported that fourteen volunteers cleaned up the Woodland area. The committee has also voted to continue to take the responsibility for cleanup of Cape George Road. Colman Park is to be addressed by the Committee as a priority.

ROADS: Harry Hider referred to the upcoming Coleman Road repairs. The bid was awarded to Seton Construction. The bid was in the amount of \$49,575.19 with the possibility that some costs could be negotiated.

SWIM POOL: Fred Evans read the report of the Pool Committee. The report noted that exposed wiring needed to be covered. Water depth needs to be stencil on the side of pool and that plastic matting is needed in several areas.

MEMBERSHIP: New Members

John M. & Toni Cherrett. Village

6. Managers Report:

Manager George Castenada reported that Aurora engineering has started on the 12 inch waterline extensions with the intent to finish within five weeks. This last Tuesday, the Board accepted the bid submitted by Seton Construction for the repair of Coleman Drive. Work will start as soon as all forms have been completed. The manager has continued to receive complaints about dogs running loose, and has spoken to a couple of dog owners, who promised to control their pets.

7. Information:

Letter from Members, and other information.

Mrs. Wilma Whittaker - Highlands Budget Concerns

Petition and letters re:- Dogs in Village

The Board is working on a Fine schedule for rules enforcement.

8. Member Participation:

Question on Authority to level fines.

Question on Private and Community Owned Property.

9. Business:

The following motions were made, seconded, and passed:-

1. "Moved, seconded, to adopt Board of Trustees Procedures" (5-0)  
**Copy attached to minutes.**
2. All improvements to community owned property, including but not limited to remodeling, painting, building and redecorating, shall be submitted to the Board of Trustees for approval prior to implementation of the planned improvement. (5-0)

3. Whereas the Board deems it necessary to make transfer in order to meet a debt obligation to Water Growth Expenditures. Be it resolved that \$2356.50 designated as Water Growth Funds, be transferred from Seafirst Investment reserve Account #51116630 to General Operating Investment account #51116622. (5-0)

10. Announcements:

The following Board meeting will be held at 7 p.m. in the Clubhouse on the indicated dates.

Study Session	October 8 <sup>th</sup> 1996
Board Meeting	October 10 <sup>th</sup> 1996

Motion to Adjourn passed and seconded

A motion

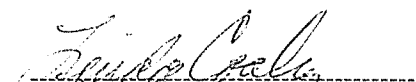
Respectfully submitted:-

Approved By:-



Betty Cherrett,

Secretary



Linda Cooley,

President

**CAPE GEORGE COLONY CLUB**  
**BOARD MEETING**  
**October 10<sup>th</sup> 1996**

Meeting was called to order at 7.00 p.m.

**Roll Call:** Linda Cooley, Fred Evans, Pat O'Grady, David Aldrich, Betty Cherrett, Dale Huselton, Bud Critchfield. - with Manager George Castenada is attendance. Approximately 15 members attended.

The minutes of September 12th 1996 Board Meeting were read and accepted by the Board.

**Treasurer's Report:**

Bank statements have not yet been received so I am unable to give the total cash position, however it has not changed significantly from last month and I will publish this data in the next Newsletter.

Completion of Pipeline and Colman Drive projects will reduce the Water Growth and Road funds to Zero.

Our staff are gathering fiscal year end data and preparing for audit in November. I will report on this data next month. Fred Evans. Treasurer

**Committee Reports:**

**MARINA:** Dale Huselton reported that work was continuing on electrical boxes, some dredging has been completed. Use of Power Equipment. Some changes in Marina rules, and needed maintenance work on docks.

**SOCIAL CLUB:** Linda Cooley for Doris Seeley- The Western BBQ held on September 14<sup>th</sup> was a success. \$450. was raised for the refrigerator. A salad/desert luncheon was chaired by Vivian LaBonte on September 23rd, with Marian Meany presenting a talk on Butterflies. The Christmas project this year would be to sponsor two families (children and adults) with gifts and food. Christmas party will be held December 7<sup>th</sup> this year. The Bazaar plans are well under way.

**ENVIRONMENTAL COMMITTEE:** Chuck Berger reported that the next meeting will be Oct. 14<sup>th</sup>. all members are welcome. Fill around stepping stones has been completed, and planting of perennials in flag pole area. A sub committee will formulate initial plans for Colman Park project.

**ROADS:** Harry Hider referred to the completion of the Coleman Road repairs. That a guard rail and painted line in road center is being considered.

**SWIM POOL:** Rules and Regulations have been redone and submitted to Linda Cooley, and will be distributed to the Pool users. Primary changes will be limiting number of guests per member at one time, in addition to family members. Permanent summer and winter closing hours will coincide with daylight saving time. Starting October 28<sup>th</sup> the closing hours for winter will be 8.00 p.m.

**MEMBERSHIP:** New Members

Randall Brooks, and Debra Hume.	Huckleberry
Terence and Charlotte Mills.	Colony
Thomas Rawski.	Highlands
Jeff Stoneman and Suzanne DeMasso.	Highlands

**ROADS:** Wells Gibson reported permits granted:-

<del>BID</del> July-	1 Septic	1 Building.	
August-	2 Septic	1 Building	2 Clear lot/Remove Tree
September-			1 Install Culvert

**LONG RANGE PLANNING:** Pat O'Grady for John Cooley This committee is trying to get in gear for next year but is desperately in need of members. If you are interested we would like to hear from you.

### Managers Report:

Manager George Castenada reported that the Colman project has been completed, and that the problem has hopefully been resolved. Seton Construction did a fine job, Aurora Engineering will be finishing the twelve inch main this coming week. We are having a problem with water Well #4. It's only pumping 70 gallons per minute instead of 185 gallons. Gresham Well Drilling will be pulling the pump to find the problem. Mac has been working on Dennis Blvd. to repair ditch problems due to heavy rain. "Skookum Contract Services" cleaned the Clubhouse and pool bathrooms and members appear to be happy with their work. We will be encouraging all our members to get Cape George decals for their vehicles. The newsletter and bulletin board notices will announce that effective January 1, 1997 vehicles without a decal or visitors pass will be towed away.

### Information:

Letter from Members, and other information.

Phillip King:- Pool Cleaning problem complaint, also thank you letter for resolving problem.  
Board members are continuing to work on fines schedule for rule enforcement. also Employment Policies for Cape George employees.  
Installation plans for Marina Drive Gate are progressing.

### Member Participation:

Question on continued dog problems. ----The most serious dog problem has now been solved.  
Member suggested that there could be more activities for Cape George members only.

### Business:

**The following motions were made, seconded, and unanimously approved:-**

1. Money for all memorials shall be given to the Memorial Committee with instructions as to the disbursement of these funds, that is, the name of the person to be honored and whether the memorial is meant for a designated committee. In the case a specific project is desired, this should be clearly indicated. The appropriate committee must be notified of the request and the donation.  
In accordance with the guideline established by the Board for the Memorial Committee, money from the Memorial Fund is released only upon approval of the Board of Trustees. The request for release of funds must indicate the project and be submitted in writing to the Memorial Committee which will present it to the Board. Upon Board approval the Memorial Committee will give the check to the specified committee. That committee will undertake the project planned.  
All plaques will be uniform and will be ordered by the Memorial Committee.

**Motion to approve memorial procedures as written (6-0)**

2. Contract renewal for Manager George Castenada for another year, present contract expires November 1<sup>st</sup> 1996. We are going to renew with salary of \$32,000. and increased expected hours worked. All other terms remain the same.

**Motion to renew manager George Castenada's contract for one year at salary of \$32,000. (6-0)**

3. The Social Club has requested permission to purchase a frost free refrigerator for installation in the clubhouse kitchen, the refrigerator will be purchased with moneys they have raised. The kitchen may require some modification, details will be worked out will the Club Manager.

**Motion to approve installation of Refrigerator in the Clubhouse kitchen (6-0)**

4. It is time to reorder decals for members vehicles. It was decided to reorder using the same format with the size being reduced to 3inch x 2inch.

**Motion to approve the reorder of Cape George Club decals at a reduced size. (6-0)**

The following A.F.E was presented for approval:- In the amount of \$4,000. to remove or repair #4 well pump by Gresham Well Drilling Co. Pump #4 normally pumps 185 gpm. but is currently pumping 70gpm. Pump must be pulled in order to determine what the problem is. Labor estimate \$1,600. Pump cost if replacement required \$2,100. to \$2,400.

6. The following A.F.E was presented for approval:- In the amount of \$1,400. to purchase Beaver P-10 Flail/Knife Blade Mower. This item was included in the 1995/96 Budget in Buildings & Grounds Operations, but the mower did not become available until today. With this type of mower we can now mow ditches and trim overhang branches in our roads.

The following AFE were unanimously approved. (6-0)

\$1,400. To purchase a Beaver P-10 Flail/Knife Blade Mower.

\$4,000. To replace or repair pump # 4, by Gresham Well Drilling Co.

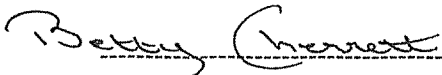
**Announcements:**


Study Session	November 12 <sup>th</sup> 1996	7 p.m.
Board Meeting	November 14 <sup>th</sup> 1996	7 p.m.

**Adjournment:** Meeting adjourned at 8.10 p.m.

Respectfully submitted:-

Approved By:-

  
Betty Cherrett, Secretary

  
Linda Cooley, President

**CAPE GEORGE COLONY CLUB  
BOARD MEETING MINUTES  
NOVEMBER 14, 1996**

1. Call to Order: The meeting was called to order at 7:00 p.m.
2. Roll Call: Linda Cooley, Bud Critchfield, Fred Evans, David Aldrich, Dale Huselton, Pat O'Grady and Manager, George Castenada, were present. Betty Cherrett did not attend. 16 community members were present.
3. Action on Minutes: Board meeting minutes from the October 10, 1996, meeting were approved as modified by adding the wording of the motions from that meeting.
4. Treasurer's Report: Treasurer Fred Evans presented the following report for October 31, 1996:

Checking Account	\$ 25,910
Operational Account	153,134
Reserve Account	<u>151,346</u>
	\$330,890

This year 60 members have paid for the entire years dues and 17 have paid 2 or 3 payments ahead. This has essentially eliminated the cash flow problems which used to haunt us. I am unable to give exact disbursement of last year's surplus money at this time because we have not yet received the auditor's report, but I expect to be able to include the exact figures in the next Newsletter.

5. Committee Reports: **Environmental:** Chuck Berger reported on plans to remove trees in right of way at Quinault Loop, request for approval to begin removal of blackberries in Colman Park, and proposed plans for beautification of Colman Park. **Marina:** Arvin Wylie reported that work is continuing on dock electricity, committee is repairing two sections of dock at the launch ramp, and is requesting approval to invite Gardiner Fire Dept. to have a weigh station at the Marina for the fishing derby in February. **Pool:** Virginia Walls reported that non-slip paint has been added to the top steps at the pool, as well as other improvements to the pool area. **Social Club:** Doris Seeley reported that refrigerator has been delivered but is not yet installed, the bazaar was very successful.
6. Manager's Report: George Castenada reported that the watermain construction is complete except for clean up and a tie-in at Quinault Loop; the annual audit is being conducted; problems with well #4 are still being investigated.
7. Informational Items: Letters were received from Philip & Ida Wingrove (re: burms in road for water diversion) and Rilla Phillips (re: view-blocking trees) and responses will be sent to them by the Board. Dale Huselton reported on a review of the burms and recommendations to taper the bottom of the burm at Quinault Loop to reduce the impact when driving over it and to remove the burm on Sunset. The fine schedule is still being worked on by the Board and will not be completed until after the first of the year sometime.
8. Member Participation: No members came forward to talk to the Board.
9. Business: The following motions were made, seconded and approved:
  - To authorize removal of trees on Club property at Quinault Loop after proper notification to membership of intent to remove them and assuming that there are no objections to the removal.

(5-0). This action was recommended by the environmental committee and the member living next to the property has agreed to do the removal.

- To authorize the Environmental Committee to begin removal of blackberries in Colman Park. (5-0). The committee requested authorization to begin forming work parties to remove blackberries by hand in order that healthy vegetation existing there not be destroyed. These are non-native blackberry bushes.

- To accept the charters for the Pool, Marina, Building and Long Range Planning Committees as submitted, adding a paragraph regarding updating the reserve study to long range planning. (5-0). Bud Critchfield noted that the building committee charter states that they will keep real estate agents apprised of building guidelines for the community and stressed the importance of keeping these brokers up to date on our rules and regulations to avoid problems with new buyers.

- To adopt the Unauthorized Disposal Regulation. (5-0). This regulation makes it a violation to "deposit or cause to be deposited anywhere within the limits of Cape George, including the beach, any waste material including, but not limited to, disposable packages or containers, brush, straw, hay, manure, boards, papers, ashes, stones, vegetables or any rubbish of any nature, nor shall such materials be deposited in any community garbage can or receptacle with the exception of materials from authorized community activities."

- To adopt Resolution to transfer funds in the amount of \$95,865.64 from the Reserve Account Water Growth Fund to the checking account to pay Aurora Engineering for September services. (5-0).

- To adopt revisions to the Marina rules as presented by the Marina committee. (5-0). The major changes include: a member may moor a second smaller boat for \$100.00 per year, as long as space is available for all first boats; all guest moorage is \$5.00 per night; removed sentence that guests cannot sleep in their boats in the marina.

- To allow the Gardiner Fire Department to have a weigh station in our Marina for the Discovery Bay Fishing Derby on the condition that the Gardiner Fire Dept. accept liability for any damage or injury caused by the activity. (5-0).

- An A.F.E. for \$5,000 to provide power to the north dock. (5-0). Bids have gone out to eight contractors and these funds will be used only if bids are received that are within the budgeted amount.

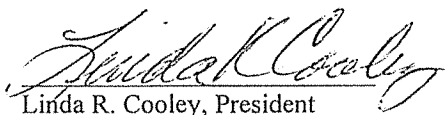
10. Announcements: Fred Evans announced that Dave Aldrich has repaired the Huckleberry connection to the Ravine Trail.

December 10, 1996 - December Board Study Session, 7:00 p.m.

December 12, 1996 - December Board Meeting, 7:00 p.m.

11: Adjournment: The meeting was adjourned at 8:00 p.m.

Prepared and Submitted by:

  
Linda R. Cooley, President



**CAPE GEORGE COLONY CLUB**  
**BOARD MEETING**  
**December 12<sup>th</sup> 1996**

Meeting was called to order at 7.10 p.m.

**Roll Call:** Linda Cooley, Pat O'Grady, David Aldrich, Betty Cherrett, Dale Huselton, Bud Critchfield. and Manager, George Castaneda were present.  
Fred Evans did not attend.  
Approximately 20 members were in attendance.

**Action on Minutes:**

The minutes of November 14th 1996 Board Meeting were read and accepted by the Board.

**Treasurer's Report:**

Linda Cooley presented the treasurers report as follows:-

Checking Account	\$ 12,680.72
Operating Account	\$ 153,742.66
Reserve Account	\$ 56,379.60
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Total Cash Balances as of 11.30.96	\$ 222,802.98
	=====

**Committee Reports:**

**BUILDING:** Wells Gibson reported that building permits have been issued to:- James Profit , 120 Ridge Drive, Village, and Darin & Michelle Minor, Alder Drive, Village.

**MARINA:** Alvin Wylie reported that the Marina entrance will be dredge again by Leavitt Company in early January. The Marina Group will be building containers for trash cans in the Colony and Village. Bids are out for the installation of power to the Marina Docks, One bid has been received which was to high.

**SOCIAL CLUB:** Doris Seeley announced that the Bazaar grossed \$7,200. After expenses \$6,200.00 was netted. An additional expense for advertising has yet to be paid. The proceeds will be allocated as follows:- Hospital Auxiliary 10%. Marina 20%. Pool 20%. Social Club 20%. Environmental 30%. The Christmas dinner was attended by 69 people. The Christmas Project has generated enough money to give two families a memorable Christmas. The next Social Club Business Meeting will be on January 7<sup>th</sup>/97 at 10 am at the clubhouse.

**ROADS:** Harry Hider reported on the Road Committee Activity. Fred Evans Memo's on turn-a-rounds and drain berms were discussed. Along with driveway standards, Shoulder widening and Misc. Street Improvements, Funding Road Reserves, Maintenance Budget, and that he would like to see the committee expanded to include two representatives from the Village, Colony and the Highlands. This would increase our committee from the present three members to at least six members.

**MEMBERSHIP:** Gary R. & Patricia Gunning. Jim Kunst & Marjorie Johnson. Darin R. & Michele Minor. Joy B. Qualey. George & Katherine Thomas.

**ENVIRONMENTAL:** The Environmental Committees Long Range Plan was submitted to the Board. This plan will be updated and prioritize in the near future. The Colman Park project is progressing, with the call for volunteers who will be needed in January/97. Landscaping the north side of the clubhouse is being considered, with the committee requesting a estimate for the landscaping.

**MANAGERS REORT:** Effective immediately, office hours are now 8 am to 12 p.m. And the pool hours for both the summer and winter schedule will be from 8 am to 9 p.m. These changes are a result of members requesting longer hours at both these operations. Mac flushed all lines last week. During the Thanksgiving holiday, people were observed with food and drinks at the pool, which is strictly prohibited by state and our own Club regulations.

As of the first of this month I have been Club Manager for a year now and would like to thank the Board, the membership and the staff for all the help and support that I've received.

And finally I would like to wish everyone a very Merry Christmas and a prosperous New Year.

**Information:** Letters were received from:

Michael Orr, Rilla M. Phillips, Marion Davis, Janice Kendall.

And responses or contact will be made with them by the Board.

Fine Procedures are being finalized.

The Marine Drive Gate will be installed at the top of Marina Drive. With Mr. Mannings cooperation this project will soon be completed.

Auditors report has been returned to the CPA for minor changes in wording.

Employees Personnel Policies will be ready for review by the Club manager and Board President early in January/97.

**Member Participation:** No member participation.

**Business:**

The following motion was made, seconded and denied.

To adopt a resolution to allow renters to use Cape George facilities, with conditions as outlined, plus any other conditions the board may impose. (2-3) Conditions are partially listed include. Landlord to be a qualified member in good standing. That a current rental agreement is on file in office. That at least a one year rental agreement has been signed. That renter is sponsored by the Landlord and two other qualified members. That Landlord pays all fee, and Landlord to be responsible for any damages and rule violation of tenants use of facilities.

The following motions were made, seconded and approved.

To adopt the recommendation that after the analysis of the 1995/96 budget Cash Flow, that transfer s will be made to the Reserves designated funds as follows:- (5.0)

General Operations	\$ 31,824.
Water Dept.	\$ 36,057.
Marina	\$ 18,552.
Swim Pool	\$ 4,434.
Buildings/Grounds	\$ 7,182.

To adopt the 'Agreement to be signed by members using Cape George Colony Club Workshop/Hobby Shop'. (5-0) Agreement to be signed by member and includes the statements. That members will hold Cape George Colony Club harmless for any injury that may occur, not to let others use tools, not to leave workshop building unlocked, Member will notify the office staff of their intent to use the Workshop and pay a \$5.00 deposit on a key.

To allow the Social Club permission to build a closet at the west end of the Clubhouse hall. (5-0) There is no longer enough storage space for the Social Club projects, and the hall closet will enable them to store items for use at a later date. The cost will be borne by the Social Club and the work done by volunteers.

To adopt revisions to the Swimming Pool rules as presented by the Swimming Pool Committee, with two additional ruling being included. (5-0). Major changes include: Swimming Pool is limited to members and family (parents, children, and grandchildren, who are in good standing and have paid the annual user fee for the pool. In addition, there can be no more than three guests without prior approval from office, with a maximum of 15 for parties. Appropriate swim attire must be worn in the pool. No Air Mattresses or similar large flotation devices allowed. Normal swimming hours will be 8 a.m. to 9 p.m.

To adopt Resolution for Cape George Colony Club Staff to receive customary Christmas Gift in the amount of \$ 25.00 each. (5-0) A Gift certificate in the amount of \$25.00 will be presented to each of the three staff members.

**To accept the charter for the Environmental Committee as submitted.** (5-0) Duties include to protect and preserve all wild areas, Enhance park areas. Call attention to environmental safety hazards. Suggest environmental projects for community action.

**An A.F.E. for \$2,000 for Dredging the Entrance of the Marina:** (5-0) The Entrance of the Marina will be dredged about January 9/97 depending on favorable tides. The same company who was hired last year will be completing the work.


**An A.F.E for \$2,000 for replacing the Clutch and parts in the John Deere Tractor:** The John Deere Tractor 1985 Model 1050, has 2500 hours on tractor. It needs a new clutch, throw out bearing, and other parts.

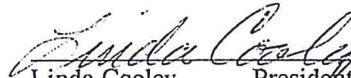
Announcement

Study Session January 14<sup>th</sup> 1997  
Board Meeting January 16<sup>th</sup> 1997

Respectfully submitted

Approved

  
Betty Cherrett Secretary

  
Linda Cooley President