

WASHINGTON LAND YACHT HARBOR, INC.
Town Hall Seminar Meeting – June 27, 2017
Minutes

The Board of Directors met at Harmony Hall on Tuesday, June 27, 2017 and held a seminar to share information with lessees concerning septic/sewer and trees in the WLYH.

President Joe Perryman called the meeting to order at 6:30 p.m. Carol Ortiz, Bill Nixon, Richard Stolarik, Zack Mills, Fred Harmier, Lee Wyman, Lin Hines, Elmer Gentry and Russell Martin spoke.

- Joe shared correspondence he received from the City of Lacey regarding new sewer installations in the area. The City is installing 3 new lift stations and several communities are converting to sewer, including Tanglewilde. WLYH is not being required to convert. Our systems are in good working order. Pumping and inspecting systems per the County septic rules will maintain the health of our systems. For more detailed information, lessees may contact Joe.
- Joe shared a Tree Risk Assessment performed after the recent storm which caused damage in the Harbor. Washington Forestry Consultants, Inc. inspected all the trees in the Harbor and identified several which are at risk. Joe spoke about the most significant trees. He will obtain bids from tree removal experts and share the Board's decision later.

Joe called the regular board meeting to order at 7:05 pm. The board had a quorum. In attendance:

Officers:

President: Joe Perryman
1st VP: Jim Blanchard
2nd VP: Charli Westerfield
Secretary: Heather Reed
Treasurer: Kim Freemire
Asst. Secretary/Treasurer: Emily Fisher

Directors:

Mark Johnson
Linda Ott
Paul Westerfield
John Gebbie (excused)
Brian Meidinger

Treasurer's Report:

Kim Freemire provided the following financial report:

\$232,160.84 CDs
\$ 51,140.01 Checking
\$284,721.05 Savings
\$568,021.90 Total Checking and Savings

- We are over budget on income, most likely due to additional usage. We are aligned with our expenses.
- Kim received a Letter of Engagement from our accountants for the end of our fiscal year, 6/30/17 and has schedule a review.
- Kim asked if we'd like to continue our membership advertising with WBCCI and Good Sam. Jim Blanchard moved that we continue advertising with WBCCI and Good Sam. The motion passed unanimously.
- Kim advised the board that we have new camp hosts, Jarred and Bailey Roark.

President's Report:

Joe Perryman asked for board volunteers for two new ad-hoc committees; one to develop a reserve fund and the other to develop a capital investment plan.

- Reserve Fund Committee Members: Joe Perryman (Chair), Brian Meidinger, John Brown and Kim Freemire
- Capital Investment Committee Members: Jim Blanchard (Chair), Linda Ott, Mark Johnson, Charli Westerfield, Emily Fisher and Kim Freemire

Lease Review Committee:

- Linda Ott **moved that Kristy Trickle and Bill Reed be added as members of the Lease Review Committee.** The motion passed unanimously.

Lease Review Committee Members are: Bill Reed, Kristy Trickle, Nick Fisher, Lola Larson, Lori Hyde, Elaine Greenhagen and Nancy Conrad

Governing Documents:

Julia advised the Board that the committee will forward the Rules & Regulations to the Board for review and approval.

Special Committee:

- Charli Westerfield **moved that Rule 5.4.5 regarding correcting building violations found at pre-sale inspection be changed as follows:**

"Upon notification that a property is for sale, the RAC will inspect the lot for violations of WLYH Building Regulations. Violations found will be documented, filed and reported to the Board prior to approval of lease application. lease assignment. All existing violations shall be reviewed by the HOMC and reported to the Board prior to lease assignment. The Board will decide whether the violation may continue with a waiver (in accordance with Rule 8), for the new lessee or if the condition or violation must be brought into compliance with current Policies, Rules and Regulations. before the sale is approved."

The motion passed unanimously.

New Business:

The new WLYH Board members for 2017/2018 are:

President: Joe Perryman

1st Vice President: Jim Blanchard

2nd Vice President: Brian Meidinger

Secretary: Charli Westerfield

Treasurer: Kim Freemire

Assistant Secretary/Treasurer: Emily Fisher

John Brown, Director

John Gebbie, Director

Linda Ott, Director

Heather Reed, Director

Paul Westerfield, Director

The meeting adjourned at 7:38 pm. The next meeting is July 11, 2017.

Minutes submitted by: Secretary Heather Reed