

Minutes

Rocky Point Heights

2015 Annual Membership Meeting

Call to order

Alan Marsh called the meeting to order at 7:04pm and led the attendees in the Pledge of Allegiance. There were 16 members in attendance, which was not a quorum (26).

Camano Preparedness Group Talk

Bill McGlashan, Rhonda Paulson, and Don Thompson from the Camano Preparedness Group presented the group's "What If" presentation. Since Camano Island has only one connection to the mainland, disasters can leave residents isolated for an extended period of time. There is much that neighborhoods can do to be prepared.

Approval of the 2014 Annual Meeting minutes

Copies of the 2014 minutes were distributed. A motion to approve the minutes was made, seconded and the motion approved unanimously by the membership in attendance.

Committee Reports

Treasurer's report

Dwight Perkins presented the treasurer's report. To present his report Dwight used 3 slides, which are in Appendix A of this report. Further details are in Appendix B. The message of the report is that the association is on track to achieve its goal of having a \$300,000 reserve fund by 2021, to be used to make repairs to the aging water distribution system repairs.

There was a question about a past sale and repurchase of a well. While some remember transactions of this sort in the past, no one had any details. The question included a query about where the funds from this sale are. Members who remember the transactions believe that the funds were used to operate the water system since there were no homeowner dues at the time.

The full treasurer's report is attached.

Water report

The Combined Water System can support up to 203 connections, as of 1/29/15 there were 173 connections. In 2014 CWS provided 7,279,190 gallons of water, with the peak usage in August at 842,000 gallons. The usage low was in February at 463,310 gallons. In the July/August time frame 15.6% of users exceeded the 8,000 gallons/month suggested maximum usage.

In the Jan-Feb time frame there was a 400,000 gallon leak in the pipe line. It was determined the leak was due to the faulty installation of a pipe joint and the contractor who installed the joint paid for the repairs.

Members were again urged to conserve water especially as we go into the warmer months. Members were encouraged to water landscaping in the early morning or late afternoon when evaporation is minimal.

Covenants report

Darrell Macke reported the current status of outstanding covenant violation citations. There is one property being reviewed for a potential violation, one property that has been cited but has not yet completed the corrective action and one property that has been turned over to the Association's attorney.

Secretary report

Bob Snead asked attendees to insure their contact information was correct in the sign-in sheets by the door. He encouraged anyone with an email address to include it so that newsletters could be emailed, saving the association the expense of postal mailing.

Members were also encouraged to sign up for our Nextdoor neighborhood online. There are enough neighbors now with accounts that it is starting to be a useful communication tool. Recently members shared reports of suspicious cars in the neighborhood, which can make for a safer neighborhood.

Welcome committee report

Covered sign up for Nextdoor and how to find the Welcome Package.

Elections of Officers

The terms of Jack Baker, Rick Eller and Darrell Macke expired this year. Each agreed to a new term. A motion was made to renew the terms of Jack, Rick and Darrell, which was seconded and the motion approved unanimously by the membership in attendance.

Neighborhood Events

Christine Buchanan reported that the tentative date for the garage sale will be June 18th. Christine reached out to both Finisterre and Brentwood to find out when their sales were. To date she received a response only from Finisterre, and their sale will be on the 18th.

Covenants Update Discussion

The board is again considering updating the covenants and Bob Snead made a presentation to include the membership at the beginning of this process. The intent was to get people thinking about potential covenant improvements and to provide input into the process.

Unapproved

ROCKY POINT HEIGHTS COMMUNITY CLUB

Balance Sheet

As of April 30, 2015

	<u>Apr 30, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking WIB	11,091.84
WIB- Money Market 2475	83,815.72
Total Checking/Savings	94,907.56
Accounts Receivable	
Accounts Receivable	-195.00
Total Accounts Receivable	-195.00
Other Current Assets	
CD# 2392	16,290.72
CD# 3796	26,259.65
CD# 4043	6,800.37
CD# 5114	10,595.04
Total Other Current Assets	59,945.78
Total Current Assets	154,658.34
TOTAL ASSETS	<u>154,658.34</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	-9.91
Unrestrict (retained earnings)	147,078.27
Net Income	7,589.98
Total Equity	154,658.34
TOTAL LIABILITIES & EQUITY	<u>154,658.34</u>

ROCKY POINT HEIGHTS COMMUNITY CLUB
Profit & Loss Budget Performance
January through April 2015

	<u>Jan 15</u>	<u>Feb 15</u>	<u>Mar 15</u>	<u>Jan - Mar 15</u>	<u>Apr 15</u>	<u>Annual Budget</u>
Ordinary Income/Expense						
Income						
Dues	455.00	4,570.00	1,550.00	6,575.00	685.00	30,450.00
Interest & Divide	10.80	5.37	4.92	21.09	10.44	250.00
Late Fees	0.00	0.00	10.00	10.00	90.00	500.00
Title Transfers	0.00	200.00	0.00	200.00	400.00	1,000.00
Total Income	<u>465.80</u>	<u>4,775.37</u>	<u>1,564.92</u>	<u>6,806.09</u>	<u>1,185.44</u>	<u>32,200.00</u>
Expense						
Office Expenses						
Garage Sale	0.00	0.00	0.00	0.00	0.00	100.00
Meetings	0.00	0.00	0.00	0.00	0.00	100.00
Postage	0.00	0.00	0.00	0.00	0.00	400.00
Printing	0.00	0.00	0.00	0.00	0.00	250.00
Supplies	0.00	0.00	0.00	0.00	0.00	250.00
Total Office Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,100.00</u>
Other Expenses						
Accounting	0.00	70.00	87.50	157.50	0.00	1,750.00
Attorney	0.00	0.00	0.00	0.00	250.00	3,000.00
Insurance	0.00	0.00	0.00	0.00	0.00	2,500.00
Mowing	0.00	0.00	0.00	0.00	0.00	600.00
Utilities	0.00	15.81	0.00	15.81	15.56	100.00
Total Other Expense	<u>0.00</u>	<u>85.81</u>	<u>87.50</u>	<u>173.31</u>	<u>265.56</u>	<u>7,950.00</u>
Total Expense	<u>0.00</u>	<u>85.81</u>	<u>87.50</u>	<u>173.31</u>	<u>265.56</u>	<u>9,050.00</u>
Net Ordinary Income	<u>465.80</u>	<u>4,689.56</u>	<u>1,477.42</u>	<u>6,632.78</u>	<u>919.88</u>	<u>23,150.00</u>
Net Income	<u><u>465.80</u></u>	<u><u>4,689.56</u></u>	<u><u>1,477.42</u></u>	<u><u>6,632.78</u></u>	<u><u>919.88</u></u>	<u><u>23,150.00</u></u>

ROCKY POINT HEIGHTS COMMUNITY CLUB

A/R Aging Summary

As of May 3, 2015

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Arnold, Jon & Ardith	0.00	0.00	-175.00	0.00	0.00	-175.00
Beaupre, James & Tracy	10.00	0.00	10.00	0.00	175.00	195.00
Johnsen, Dennis & JoAnn	0.00	0.00	0.00	-10.00	0.00	-10.00
Medina, Alexandro & Ruth	10.00	0.00	10.00	0.00	120.00	140.00
Niehouse, Bruce	0.00	0.00	10.00	0.00	0.00	10.00
Sunwest Mortgage (Mitchell)	0.00	0.00	0.00	0.00	-10.00	-10.00
TOTAL	<u>20.00</u>	<u>0.00</u>	<u>-145.00</u>	<u>-10.00</u>	<u>285.00</u>	<u>150.00</u>

ROCKY POINT HEIGHTS COMMUNITY CLUB

5/3/2015 11:27 AM

Register: Checking WIB

From 01/01/2015 through 04/30/2015

Sorted by: Date and Order Entered

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
01/20/2015			Undeposited Funds	Deposit		X	200.00	33,582.46
01/30/2015			-split-	Deposit		X	255.00	33,837.46
01/31/2015			Interest Income	Interest		X	0.85	33,838.31
02/03/2015	BillPay	Pilcher Concepts	Other Expenses:Accou...	Invoice #670	70.00	X		33,768.31
02/10/2015			Undeposited Funds	Deposit		X	375.00	34,143.31
02/19/2015			-split-	Deposit		X	1,050.00	35,193.31
02/23/2015	BillPay	PUD	Other Expenses:Utilities		15.81	X		35,177.50
02/27/2015			-split-	Deposit		X	1,225.00	36,402.50
02/28/2015			-split-	Deposit		X	2,275.00	38,677.50
02/28/2015			Interest Income	Interest		X	0.79	38,678.29
03/03/2015	BillPay	Pilcher Concepts	Other Expenses:Accou...	Invoice #679	87.50	X		38,590.79
03/09/2015			-split-	Deposit		X	875.00	39,465.79
03/18/2015			-split-	Deposit		X	360.00	39,825.79
03/21/2015	BillPay	Greydanus, Lynne	Accounts Receivable		145.00	X		39,680.79
03/31/2015			-split-	Deposit		X	500.00	40,180.79
03/31/2015			Interest Income	Interest		X	1.00	40,181.79
04/03/2015			Undeposited Funds	Deposit		X	175.00	40,356.79
04/07/2015			Undeposited Funds	Deposit		X	160.00	40,516.79
04/09/2015			-split-	Deposit		X	270.00	40,786.79
04/14/2015			Undeposited Funds	Deposit		X	200.00	40,986.79
04/15/2015	BillPay	SURiFUNSTON M...	Other Expenses:Attorney	Invoice #11308	250.00	X		40,736.79
04/15/2015			WIB- Money Market 2...	Funds Transfer	30,000.00	X		10,736.79
04/23/2015			-split-	Deposit		X	370.00	11,106.79
04/23/2015	BillPay	PUD	Other Expenses:Utilities		15.56	X		11,091.23
04/30/2015			Interest Income	Interest		X	0.61	11,091.84

ROCKY POINT HEIGHTS COMMUNITY CLUB
Deposit Detail
April 2015

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>
Deposit		04/03/20		175.00
Payment	3962	04/02/2015	Isakson, Elaine	-175.00
TOTAL				-175.00
Deposit		04/07/20		160.00
Payment	8134	04/06/2015	Winton, James & C...	-160.00
TOTAL				-160.00
Deposit		04/09/20		270.00
Payment	1305	04/08/2015	Niehouse, Bruce	-70.00
Payment	576038376	04/08/2015	Wolden, Emily	-200.00
TOTAL				-270.00
Deposit		04/14/20		200.00
Payment		04/13/2015	Hur, Eun Seog	-200.00
TOTAL				-200.00
Deposit		04/23/20		370.00
Payment	1120	04/22/2015	Cooper, Timothy & ...	-185.00
Payment	3086	04/22/2015	Kappel, Bill & Kate	-185.00
TOTAL				-370.00
Deposit		04/30/20		0.61
				-0.61
TOTAL				-0.61
Deposit		04/30/20		5.74
				-5.74
TOTAL				-5.74

ROCKY POINT HEIGHTS COMMUNITY CLUB Annual Comparison

ITEM	2010	2011	2012	2013	2014	2015 Budget	2015 YTD APR
INCOME							
DUES	\$ -	\$ 7,900.00	\$ 21,300.00	\$ 26,085.00	\$ 32,251.68	\$ 30,450.00	\$ 7,260.00
PAST DUE FEES	\$ -	\$ 30.00	\$ 225.00	\$ 330.00	\$ 720.00	\$ 500.00	\$ 100.00
TITLE TRANSFERS	\$ 600.00	\$ 600.00	\$ 600.00	\$ 2,200.00	\$ 2,200.00	\$ 1,000.00	\$ 600.00
INTEREST & DIVIDENDS	\$ 1,153.39	\$ 545.64	\$ 264.78	\$ 187.43	\$ 130.92	\$ 250.00	\$ 31.53
JUDGEMENTS	\$ -	\$ -	\$ -	\$ 1,158.55	\$ -	\$ -	\$ -
REIMBURSEMENTS	\$ -	\$ -	\$ -	\$ 304.00	\$ 1,176.00	\$ -	\$ -
TOTAL INCOME	\$ 1,753.39	\$ 9,075.64	\$ 22,389.78	\$ 30,264.98	\$ 36,478.60	\$ (32,200.00)	\$ 7,991.53
EXPENSE							
BANKING FEES	\$ 40.00	\$ 40.00	\$ -	\$ 7.95	\$ 2.95	\$ -	\$ -
MEETINGS	\$ 80.00	\$ 135.52	\$ 61.68	\$ 89.77	\$ 79.24	\$ 100.00	\$ -
POSTAGE	\$ 721.10	\$ 107.69	\$ 406.32	\$ 555.84	\$ 280.24	\$ 400.00	\$ -
GARAGE SALE	\$ -	\$ -	\$ 68.86	\$ 37.95	\$ 43.75	\$ 100.00	\$ -
PRINT & COPY	\$ 73.79	\$ 97.16	\$ 101.13	\$ 210.95	\$ 222.37	\$ 250.00	\$ -
OFFICE SUPPLIES	\$ -	\$ 212.33	\$ 46.72	\$ 82.08	\$ 223.50	\$ 250.00	\$ -
ACCOUNTING	\$ 525.00	\$ 1,976.73	\$ 3,859.91	\$ 4,465.66	\$ 2,171.39	\$ 1,750.00	\$ 157.50
CONSULTING	\$ 652.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ENGINEERING	\$ 337.50	\$ -	\$ -	\$ 911.92	\$ -	\$ -	\$ -
INSURANCE	\$ 900.00	\$ 1,015.00	\$ 1,293.00	\$ 2,782.67	\$ 2,495.00	\$ 2,500.00	\$ -
ATTORNEY FEES	\$ 1,540.50	\$ -	\$ -	\$ -	\$ 2,692.60	\$ 3,000.00	\$ 250.00
LIEN FILING FEES	\$ -	\$ -	\$ -	\$ 882.00	\$ 432.00	\$ -	\$ -
LICENSING	\$ 10.00	\$ 10.00	\$ -	\$ 50.00	\$ -	\$ -	\$ -
SECRETARIAL	\$ -	\$ 50.00	\$ 77.00	\$ -	\$ -	\$ -	\$ -
PUD	\$ 91.25	\$ 75.25	\$ 91.25	\$ 107.37	\$ 93.10	\$ 100.00	\$ 31.37
REPAIRS	\$ -	\$ 367.53	\$ -	\$ 3,285.59	\$ -	\$ -	\$ -
MOWING	\$ 1,130.48	\$ 1,009.17	\$ 777.21	\$ 565.24	\$ 282.64	\$ 600.00	\$ -
TOTAL EXPENSE	\$ 6,101.87	\$ 5,096.38	\$ 6,783.08	\$ 14,034.99	\$ 9,018.78	\$ 9,050.00	\$ 438.87
TOTAL ASSETS	\$ 76,266.64	\$ 87,245.90	\$ 102,947.92	\$ 119,177.91	\$ 147,068.36	\$ 168,500.00	\$ 154,658.34