



**Rocky Point Heights Community Club
Annual Meeting Minutes**

May 19, 2017

Approved at RPHCC Annual meeting May 2, 2018

Open Meeting: Alan

Alan Marsh opened the meeting at 7:02p

Board Member Attendees:

Alan Marsh (President), Jack Baker (Board Member – Publicity Committee), Darrell Macke (Board Member – Building & Design Committee, Joanna Dobbs (Secretary), Rick Eller (Board Member – Water Board Committee)
Not Present: Dave Drinnon (Board Member) & Dwight Perkins (Treasurer)

Resident Attendees:

Name	Address
Pat Gordon	920 Vicky Pl
Max Bettman	675 Island View Drive
Jon & Ardith Arnold	557 Island View Dr.
Doug & Ruth Fries	530 Island View Dr.
Alan Marsh	936 Karen Ann Dr.
Darrell & Linda Macke	975 Karen Ann Dr.
Charles Pratt & Joanna Dobbs	985 Camrose Ct.
Chris Buchanan	965 Rocky Terrace
Rick Eller	939 Karen Ann Dr.
Jack Baker	985 Rocky Terrace

Pledge of Allegiance

Approval of Minutes from last year: Alan

The minutes from the December 8, 2016 board meeting were approved. Motion by Linda Macke, second by Charles Pratt, unanimous approval.

Call for additional agenda items: Alan

Pat Gordon submitted a letter for review.

Committee Reports:

Water Report: Rick Eller

- One large leak in the last year – but this has been remedied.
- Summer is here – please conserve water.
- Brentwood – six new connections due to new buildings.
- No new rates.

- No leaks in the system.
- Questions:
 - *How many lots still undeveloped in water system?* 22 total, 4 in Rocky Point Heights, 17 in Brentwood, 1 on N. Camano Dr.

Treasurer Report: Rick Eller in Dwight Perkin's absence

See attached report.

- Pat Gordon asked for a copy of the treasurer's report for 2016 (it was not provided to all attendees).
- Questions:
 - *Are there any projected expenditures for the upcoming year?* No. We continue to build funds to make improvements to water system.
 - *Other expenses for water system?* Yes, the major infrastructure underground.
 - *Any expenses for tanks?* No, that is the responsibility of the Combined Water System.
 - *Are the underground power lines our responsibility?* No, that's PUD's responsibility.
- We have looked into a loan through Evergreen Rural Water but that was not a good option due to 40-year term. Drinking Water State Revolving Fund is another option but does not seem viable at this time.
- We expect to pay over \$800,000 to replace our whole water based on a 2013 quote. Close to \$10,000 per home. Our dues contribute to paying this.

Building/Design Violations Report: Darrell Macke

- We have 9 current open issues:
 - One violation has been filed with Island county for violation of single family occupancy regulations – individuals living in trailers on property. Property also has a lien that RPHCC has initiated.
 - Unmowed lots/residences – they are being addressed and/or have been addressed.
 - One house is onto 2nd violation notice
 - 2 houses, are on 1st violation notice
 - 1 issue under investigation
- We are discussing trailers parked on the street
- No submissions for building exceptions/changes

Questions:

What if a homeowner wanted to rent out a room in their home? RPHCC defaults to Island County code.

Welcome Committee: Jack Baker

We make contact with all new owners to RPHCC when we get formal notice from the county– we have had 6-7 new homeowners in the past year. We make formal visits

to review our covenants and welcome them to our community. Jack goes with a partner for each visit.

Publicity Committee: Jack Baker and Joanna Dobbs (w/Bob Snead)

- Newsletter going out quarterly as a mailer – please watch your mail for our envelopes, so you don't miss out!
- Holiday Party held in January 2017 and upcoming BBQ this summer to get the neighborhood more connected.
- We are taking suggestions on location (Legion Hall, Darrell's House as a last resort)
- Possible RPHCC website in the future to help provide information to residents and potential residents.
- Neighborhood Watch – if you are interested, please sign the sheet being passed out and/or email Jack Baker.
- Upcoming Yard Sale – end of July, check the county poster/sign regulations – ADD this regulation information to our next newsletter so all neighbors are aware of regulations. Darrell Macke will check in on this.
- Previously we had a speeding complaint from a resident and we contacted the sheriff's office. John Arnold informed the board that the speed limit radar signs are put up by the volunteer Sheriff's office (Earl Barnhard 425-327-9127).

Old business: Alan

None at this time.

New business: Alan

Letter submitted by Pat Gordon regarding tree height of neighboring properties. The board will consider and submit a formal reply.

Adjournment: Alan

Meeting Adjourned at 7:45p (Doug Fries motioned, Max Bettman second, unanimous approval)

ROCKY POINT HEIGHTS COMMUNITY CLUB

Balance Sheet

As of April 30, 2017

Apr 30, 17

ASSETS

Current Assets

Checking/Savings

Checking Heritage Bank 10,721.91

Money Market 2475 Heritage Bank 139,043.02

Total Checking/Savings 149,764.93

Accounts Receivable

Accounts Receivable -660.00

Total Accounts Receivable -660.00

Other Current Assets

CD# 2392 16,353.49

CD# 3796 26,346.54

CD# 4043 6,841.24

CD# 5114 10,633.20

Total Other Current Assets 60,174.47

Total Current Assets 209,279.40

TOTAL ASSETS 209,279.40

LIABILITIES & EQUITY

Equity

Opening Bal Equity -9.91

Unrestrict (retained earnings) 198,863.31

Net Income 10,426.00

Total Equity 209,279.40

TOTAL LIABILITIES & EQUITY 209,279.40

ROCKY POINT HEIGHTS COMMUNITY CLUB
Profit & Loss Budget Performance
January through April 2017

	Jan 17	Feb 17	Mar 17	Apr 17	Jan - Apr 17	Annual Budget
Ordinary Income/Expense						
Income						
Dues	525.00	5,640.00	3,000.00	625.00	9,790.00	30,450.00
Interest & Dividends	20.66	14.27	15.80	21.43	72.16	250.00
Late Fees	90.00	40.00	10.00	140.00	280.00	500.00
Title Transfers	0.00	200.00	0.00	400.00	600.00	1,000.00
Total Income	635.66	5,894.27	3,025.80	1,186.43	10,742.16	32,200.00
Expense						
Office Expenses						
Meetings	0.00	86.57	40.00	0.00	126.57	500.00
Postage	0.00	9.82	24.50	0.00	34.32	300.00
Printing	0.00	0.00	0.00	76.59	76.59	200.00
Supplies	0.00	0.00	0.00	0.00	0.00	200.00
Total Office Expenses	0.00	96.39	64.50	76.59	237.48	1,200.00
Other Expenses						
Accounting	49.64	0.00	113.75	96.25	259.64	1,000.00
Attorney	0.00	0.00	0.00	0.00	0.00	3,000.00
Insurance	0.00	0.00	0.00	0.00	0.00	2,650.00
Mowing	0.00	0.00	0.00	0.00	0.00	600.00
Utilities	7.83	8.35	7.83	7.69	31.70	100.00
Total Other Expenses	57.47	8.35	121.58	103.94	291.34	7,350.00
Total Expense	57.47	104.74	186.08	180.53	528.82	8,550.00
Net Ordinary Income	578.19	5,789.53	2,839.72	1,005.90	10,213.34	23,650.00
Net Income	578.19	5,789.53	2,839.72	1,005.90	10,213.34	23,650.00

ROCKY POINT HEIGHTS COMMUNITY CLUB

Balance Sheet

As of December 31, 2016

Dec 31, 16

ASSETS

Current Assets

Checking/Savings

Checking Heritage Bank 14,869.14

Money Market 2475 Heritage Bank 123,980.44

Total Checking/Savings 138,849.58

Accounts Receivable

Accounts Receivable -300.00

Total Accounts Receivable -300.00

Other Current Assets

CD# 2392 16,346.24

CD# 3796 26,322.94

CD# 4043 6,836.02

CD# 5114 10,623.62

Total Other Current Assets 60,128.82

Total Current Assets 198,678.40

TOTAL ASSETS 198,678.40

LIABILITIES & EQUITY

Equity

Opening Bal Equity -9.91

Unrestrict (retained earnings) 171,585.73

Net Income 27,102.58

Total Equity 198,678.40

TOTAL LIABILITIES & EQUITY 198,678.40

Profit

**HEIGHTS COMMUNITY CLUB
 & Loss Budget Performance
 through December 2016**

	Dec 2016	Jan - Dec 2016	Annual Budget	Difference
Ordinary Income/Expense				
Income				
Dues	395.00	29,675.00	30,450.00	775.00
Interest & Dividends	15.75	132.66	250.00	117.34
Late Fees	30.00	340.00	500.00	160.00
Title Transfers	200.00	1,600.00	1,000.00	-600.00
Total Income	640.75	31,747.66	32,200.00	
Expense				
Office Expenses				
Garage Sale	0.00	0.00	100.00	100.00
Meetings	40.00	40.00	100.00	60.00
Postage	0.00	141.93	400.00	258.07
Printing	0.00	0.00	250.00	250.00
Supplies	47.04	129.04	250.00	120.96
Total Office Expenses	87.04	310.97	1,100.00	
Other Expenses				
Accounting	0.00	700.00	1,750.00	1,050.00
Attorney	0.00	221.25	3,000.00	2,778.75
Insurance	0.00	2,528.00	2,500.00	-28.00
Mowing	0.00	0.00	600.00	600.00
Utilities	8.87	95.26	100.00	4.74
Total Other Expenses	8.87	3,544.51	7,950.00	
Total Expense	95.91	3,855.48	9,050.00	
Net Ordinary Income	544.84	27,892.18	23,150.00	
Net Income	544.84	27,892.18	23,150.00	