

EBCC Board Meeting

January 5, 2023

Call to order: 6:00 PM by Cory Anderson

In attendance:

Cory Anderson (president), Brian Foley (Treasurer), Sue DeArman, Deanna Leaverton, Robert Leaverton (Webmaster), Steve Moutray, Renee McKeen Ostheller, John Trimble, Steve Weir, and Janean Moriarty.

Community members:

Joseph Ostheller

Absent:

Reese Leabo, Kelly Roberts, Mary Foley, Daria Hansen, John Cooper

Resigned:

Kelli Oster resigned due to selling her property and moving to Tennessee. We thank her for her service to the community.

Previous minutes from October 6, 2022 approved.

#### Financial Report:

Daria Hansen emailed a financial report to the board.

She reports \$46,783.53 total current assets.

Deposits include \$500 escrow payments.

#### Treasurer Report:

Brian reports all bills are paid and up to date. The financial secretary has been paid through December. The insurance had a large increase (nearly double). Reese is in contact with EHL regarding the premium.

#### Caretaker Report:

Cory met with John Cooper for an update. During heavy rain and King Tide, the water rose over the parking lot and creek bridge, but not to the caretaker house. The bathroom at the beach is closed due to high water. The new automatic door locks have been installed in the Edgewater Park bathroom.

#### Website / Communications / Newsletter

*Website:* Robert renewed the EBCC domains.

*Facebook group:* Robert shared a list of people who have asked to join the EBCC Facebook group, but who have not answered the screening questions. The board flagged some as realtors, suggesting cross referencing with community lists. It is okay for Robert not to do this extra work and to not admit those who do not answer the basic screening questions.

*Newsletter:* Sue reports that Kelly Roberts is willing to take on the newsletter with support on the basic requirements. Cory and Reese will work to get Kelly up to speed to have a mailing before the annual meeting.

### Social Report:

*Holiday Party:* The 2022 Christmas party was canceled due to weather.

*Easter Egg Hunt:* Mary Foley will plan the Easter Egg Hunt and Gathering. Deanna passed on a basic summary of what she has done in the past to Brian Foley to pass on to Mary. The supplies are in the shed at the beach. Easter is April 9. The hunt will be Saturday, April 8.

*Annual Meeting:* The board discussed the need to plan the Annual Meeting, which will return to include a cookout and raffle prizes. Many members of the board have not attended an in-person event. There was some discussion about what was typical pre-pandemic. The board will focus on planning at the next meeting in March.

### Old Business:

#### *Mulholland Gate Easement:*

The Osthellers have issued EBCC a cease and desist letter from their lawyer to take the gate post and keypad off their property within 30 days. For now, the gate will remain open. The EBCC attorney recommended not discussing this at the meeting with the Osthellers without a lawyer present. There was no discussion at the meeting. The agenda outlined the following options for moving forward:

- Offer Osthellers a sum to allow for the easement to include a pedestrian walkway for all to walk through
- Remove the gate in total.
- Move the gate to the front of the easement.
- Move the gate to the lower end of the road just before the beach parking lot.

#### *Farm Animal Covenant Violation:*

Sue contacted the Health Department regarding hay and feces in the ditch and in the yard. A health department representative came to check on this and instructed the homeowner to clean up the hay and feces. After a second visit from the health department, there appears to be improvement. Board members reminded that the board voted to reach out to an attorney to advise on the breadth of support for animal laws. Another member voiced concern in going after one covenant breaker and not others.

#### *Updating Bylaws / Covenants:*

- Reese and Cory met with a lawyer to update procedure and outline issues with covenants and what we desire to update.
- Decided for board members to read through and note issues to discuss at the next meeting. A committee will then review. Recommend consulting realtors to assess new homebuyers and involving community members for their input.
- Sue proposed posting covenants on large, laminated boards on the board at the beach. The boards were created by Maralyn Mason. The board agreed to this idea.
- There was another proposal to post covenant questions and educational topics in the Facebook group, as previously done in EBCC newsletters.

#### *Beach Ivy Control:*

Sue followed up with Jose Ramos for an updated estimate for two cutting visits this year. He quoted \$1200, a \$50 increase per visit from last year. This cost is within the Beach Maintenance budget.

*Caretaker Contract:*

Cory will send a copy to the board.

*Financial Audit:*

Kelli Oster, who has led the audit efforts, recently moved out of the neighborhood. She passed her binder with records related to the audit to Janean (me). I will give it to Cory.

New Business:

None

Next board meeting: Thursday, March 2, 2023, 6pm at the EBCC cabana.

Easter Egg Hunt: Saturday, April 8

Annual Meeting: Saturday, June 10

jlm