

EBCC Board Meeting February 13, 2024

Attendance:

Cory Anderson (president), Daria Hansen (financial secretary), Lyn Damschen, Matt Hoffman (vice), Janean Moriarty (secretary), John Trimble, Steve Weir, Reese Leabo. Community member: John DeArman.

Not in attendance:

Mindy Belhiba-Rovira, Brian Foley (treasurer), Robert Leaverton, Steve Moutray, Ingrid Obee, Jess Reicks, Kelly Roberts.

Called to order at 6:25 p.m. by Cory Anderson.

Caretaker Report:

Financial Report

Daria Hansen gave the financial report. She reports home sales are slow with only two escrow requests. Quarterly L&I taxes were filed.

Daria discovered fraud in the QuickBooks licensing switch from Steve Moutray to Daria Hansen last year. She paid the current year's subscription. She filed reports with the sheriff, Intuit, and Kitsap Credit Union regarding the 3-year subscription she was led to believe she purchased last year. She expects to get a full refund of the initial fee charged fraudulently last year. Some concerns arose around safety and notifying the community. Daria reported there was no access to personal information.

There was no treasurer report.

Business

There was a brief review of the proposal for a dues increase to \$160 per year. Discussion included communicating the need for the dues increase clearly. The increase is needed to cover increased insurance costs, legal fees, security, road, and gate maintenance. This can be published in the newsletter and on the website.

Liberty Mutual Insurance is not renewing all its clients who have water or beachfront property. The policy will terminate in October 2024. EBCC is seeking new coverage.

The Covenant update process continues. The schedule is to email the draft to the board for review over two weeks. Then, the letter will go to the community to submit proposed changes or additions to the covenants. The target for the mailing is February 29, 2024. The process will give sixty days for the community to reply, May 1st, then, ninety days for the board to review, August 1. When any proposals come to a vote, additional restrictions will require a nearly unanimous vote and removing restrictions or minor changes will require a simple majority, according to EBCC's legal advisor.

There is no progress on installing a new gate at Edgewater Park.

The Caretaker contract is due for update and review. The board proposes making a new contract draft to be followed by a committee review. Additional tasks for the caretaker will be enumerated.

The damaged Mulholland gate is repaired. Cameras have been ordered for that area and will be installed.

Executive Session

The board went into Executive Session to hear updates on legal issues related to the easement and gate on Mulholland.

Website / Communications / Newsletter

Newsletter: Kelly Roberts published the fall newsletter. There has been no community feedback regarding proposed dues increase from the newsletter. The newsletter needs to be mailed less than 65 days before the annual meeting.

Website: Robert Leaverton and Ingrid Obee

Facebook: Ingrid Obee

Social:

The annual Easter Egg Hunt will be Saturday, March 30. Mary Foley oversees this event in Edgewater Park.

Motions

Matt Hoffman motioned that community members who damage community property, in addition to legal follow up, may have privileges to use community areas including the beach and Edgewater Park suspended for up to one year, at the discretion of the EBCC Board. The motion passes with a 4 to 1 vote.

Reese Leabo reported that Steve Moutray and Jason Swanagan are still bank account signers. They are no longer in those roles on the board. Reese motioned to remove Steve Moutray and Jason Swanagan from the KFCU account number 00000245949. This was unanimously passed. This leaves Reese Leabo and Brian Foley as signers on the account. Reese requested another board member become a signer on the account. There are no volunteers currently.

Upcoming meetings:

Tuesday, March 12, 6:00 p.m.

Adjourned 7:30 p.m.

jlm