

EBCC Board Meeting April 9, 2024

Attendance:

John Cooper (caretaker), Daria Hansen (financial secretary), Matt Hoffman (vice president), Reese Leabo, Janean Moriarty (secretary), Steve Moutray, Ingrid Obee, Kelly Roberts, John Trimble, Steve Weir. Community members: John DeArman, Sue DeArman, Gina Halverson.

Not in attendance: Cory Anderson (president), Mindy Belhiba-Rovira, Lyn Damschen, Brian Foley (treasurer), Robert Leaverton, Jess Reicks.

Called to order at 6:06 p.m. by Matt Hoffman.

Caretaker Report:

John Cooper gave the caretaker report. In anticipation of summer, he has rebuilt the horseshoe pits, pressure washed the house, concrete, and play structure. He has cut back the overgrowth on the hillside. The brick wall and hillside project are coming along with plantings coming next. The porta potties have been swapped out from Honeybucket to L & L due to better service and pricing. There was a suggestion for a water permeable permanent path through the often soggy lawn.

Financial Report

Daria Hansen gave the financial report.

1. She reports paying the L&I balance.
2. She researched and found the last dues increase was in 2012.
3. Kitsap Credit Union reports there should be a fraud decision any day now and hopefully reimbursement from the issue with Intuit.
4. The paralegal (Betsy) sent 18 collection letters out, totaling \$13,475 in past due dues. These accounts have \$400 or more in owed dues. They have 30 days to reply with payment or to set up a payment plan. The law firm has a conflict of interest with two of the EBCC members, due to already representing them in other matters. EBCC board will follow up with these members.
5. Daria offered a thorough review of the proposed 2024-25 EBCC budget. There are a number of increases including insurance, legal, garbage, social, and website costs. There were also a few shifts in where expenses were categorized.

There was no treasurer report.

Website / Communications / Newsletter

Newsletter: Kelly Roberts will coordinate mailing the newsletter and budget to the community, including information about the proposed dues increase. The proposal will be voted on at the annual meeting, then, go into effect in 2025.

Website: Ingrid Obee is in the process of taking over the website from Robert Leaverton. She will create a proposal for what is needed to create a new site. Currently, the site built is outdated and cannot be updated by new users. She will follow up with a plan and costs.

Facebook: Ingrid Obee proposed a work session to figure out a comprehensive plan for moderating the page.

Business

The Covenant update process continues. The letter went to the community to submit proposed changes or additions to the covenants. The deadline for submission of proposals is May 15. A few have been received. Next, the board will have ninety days for review, until August 15. When any proposals come to a community 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.

A criminal trespassing notice was issued to a community member due to damages at the beach. The member's attorney sent a letter to EBCC's attorney insisting for EBCC to rescind the notice of trespass and threatening legal action against individual board members. The letter stated if the EBCC will not rescind the notice, then to consider the letter the member's request for appeal. The EBCC board took the appeal to a vote and unanimously denied the appeal.

The annual meeting will be held on Saturday, June 9 at noon. The dues increase will be a primary topic. There was a suggestion of a presentation on the increase to include visuals, the increased costs, and comparisons to other HOA's dues. There was also discussion of the desire to shape the meeting to help members feel welcome, important, valued, and take pride in where we live.

Social:

The annual Easter Egg Hunt was Saturday, March 30. Mary Foley coordinated this event in Edgewater Park. There were hunts at 11am and 12pm. The second hunt had low attendance.

The annual meeting and barbecue will be held at the beach on Saturday, June 9 at noon. Ingrid will create an event on the Facebook page and a post seeking a grill master. Mary Foley (relayed by Reese) will purchase raffle prizes. Reese Leabo will do the grocery shopping.

Upcoming meetings:

Tuesday, May 14, 6:00 p.m.

Adjourned 8:00 p.m.

jlm