**ROLLING HILLS-GLENCAIRN**

**MEMBERSHIP ANNUAL MEETING**

**June 2, 2018 @ 1:00pm**

The annual meeting was called to order by President, Eugene Hartman.

Board members in attendance: Eugene Hartman, David Peterson, Dan Kelly, Kathleen Parvin, Frank Walls and Juliabeth Coppage. Absent: Bob Simpson and Bob Sullivan. Also attending: Office staff-Ruby Hall, Becky Kelly and 19 community members.

Mr. Peterson read the minutes of the June 3, 2017 annual membership meeting. Ms. Kitty Castillo motioned to accept the minutes as read, and Ms. Nancy Hodges seconded the motion. Motion Passed.

**State of the Community Report**

1. **Community Facilities Report –** Ms. Parvin gave a Power Point presentation describing projects completed in the last year and some upcoming maintenance projects.
   * + - All community buildings were painted, summer 2017.
       - The pool was drained, cleaned and repainted in October 2017.
       - The basketball court needs a new backboard and concrete maintenance.
2. **Community Pier –**
   * + - A 10 year aquatic lease from WA State Dept. of Natural Resources (DNR) was renewed August 2017, with the following conditions:

New flotation and spuds are required for the float by September of 2019. Bids are being solicited. Estimated cost $30,000 to $35,000.

Removal of 3 piling stubs and replacement of 9 pilings with steel pilings. To be completed by ~~2026~~ 2028.

Inspections are required annually. Volunteers from the community would be welcomed.

* + - * Permitting process for piling replacements will begin soon.
      * The board is looking into grants for beach restoration that would include upgrading the aging boat ramp.

1. **Water System Overview and Quality –**
   * Island H2O manages the water system.
   * Active water connections are currently 442 with a capacity of 494 connections.
   * A water quality report was given including details of treatments, maintenance and test results.
   * 2017 annual water loss was 7.3%.
   * The average household usage is less than 200 gpd or less than 802 cf per month.
   * Water rates are reviewed every 2-3 years and are tiered to meet state conservation requirements. The last increase was in 2015.
   * Engineering for the cycle stop valve system is complete and approved by WA State Dept. of Health. This upgrade will equalize pressure throughout the entire water system, and will replace the current pressure tank. This makes room for a future water softener system.
   * A summary of system improvements from 2005-2018 was presented.
2. **Reserve Study –**

* A reserve study is required by WA State Administrative Code. It mandates that the life of all assets and their replacement costs be calculated. Association Reserves, Inc. was hired for this project and it is expected to be completed soon. A dues increase is anticipated to fund the required reserves.

1. **Financial and Budget -** Ruby Hall, Office Manager, gave the financial report.

* The following financial reports were explained and questions answered;

Preliminary budget analysis for the 2017-2018 fiscal year

Lot Status Report

Balance Sheet & Profit & Loss as of May 31, 2018.

2017-18 Water & Community Facility Reserve Fund balances

* + - * Projects to be funded by the two Water & Facility Assessments ($125 each) were discussed.

Controller upgrades for filter

Cycle stop valve installation and removal of pressure tank

Float maintenance

Water softener system to decrease hardness by 50%. (removes minerals)

* + - * Lot combination procedures were reviewed. Former board member, Mr. Gary Shelly gave some history on lot combinations.
      * The 2018-19 budget was presented and discussed. Ms. Linda Dwight motioned to accept the budget as written. Mr. John Rowland seconded the motion. All members present were asked to submit paper ballots. All votes will be counted and compiled after the meeting.

**New Business –**

* Ms. Kathy Shelly motioned to accept the three nominations for board members as listed. Mr. John Rowland seconded the motion. The motion was approved unanimously.
  + 1. Position #2 - (3 year term) Bob Simpson
    2. Position #5 - (3 year term) Frank Walls
    3. Position #8 – (3 year term) Bob Sullivan

**Public Comment –**

* + - * To reduce expenses it was suggested to attach brackets & wheels to the float so it could be stored on the beach and not towed to Coupeville for winter storage.
      * Can PSE change the bulbs in the street lights to LED’s to reduce expenses?
      * Fir trees in the Pacific Northwest are dying because of by borer beetles, including trees in the community. Fertilizer & watering may help the tree fight off the beetles effects.
      * Roaming dogs continue to be an issue, please be responsible for your pets.
      * At the end of the school year, a member noticed a suspicious truck waiting near the school bus stop. It was there several days, but was not picking up or dropping off children. She was advised to call the sheriff if seen again.

Meeting adjourned at 3:15pm

2017-2018 budget results:

63 yes and 7 no votes. Budget is ratified as presented. (Ballots counted by Ruby Hall and Becky Kelly)