**ROLLING HILLS-GLENCAIRN**

**MEMBERSHIP ANNUAL MEETING**

**June 1, 2019 @ 1:00pm**

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

Board members in attendance: Eugene Hartman, Dan Kelly, Kathleen Parvin, Frank Walls, Bob Simpson and Carol Goeth. Absent: Chris Otto and Steve Baker. Also attending: office staff—

Ruby Hall, Becky Kelly and 15 community members.

Mr. Kelly read the minutes of the June 2, 2018 annual membership meeting. Mr. Michael Brown motioned to accept the minutes as corrected. Mr. Pat Covello seconded the motion. Motion Passed.

**State of the Community Report**

* **Community Facilities Report –** Ms. Parvin gave a Power Point presentation describing projects completed in the last year and some upcoming maintenance projects.
	+ - * Basketball court needs new backboard and concrete maintenance, new roof needed for clubhouse and a new pool deck is also needed.
			* LED lighting installation is tabled. Cost is greater than potential savings at this time.
			* Pier and boat ramp projects are as listed:

New flotation and bumpers are required for the float by September of 2019. The refurbished float is expected to be installed at dock by the end of June. Anticipated cost $35,644.

The board is looking into grants for upgrading the aging boat ramp and beach restoration.

Removal of 3 piling stubs and replacement of 9 pilings with steel pilings. Estimated cost $100,000. Permitting process to begin soon. Project to be completed by 2028.

The board is considering installing gates to prevent vehicles from accessing the beach parking lot at night. A feasibility study is underway.

Pier Inspections are required annually. Community volunteers are welcome for the June 4th & 5th inspections.

* **Water System Overview and Quality –**
	+ Island H2O manages the water system.
	+ Active water connections are currently 445 with a capacity of 494 connections.
	+ Water quality report includes details of treatments, maintenance and test results.
	+ 2018 annual water loss was 8.1%. To reduce water loss, the pump house digital meters are recalibrated as needed. Parts are on order to repair two fire hydrants.
	+ The average household uses less than 200 gallons per day.
	+ Water rates are reviewed every 2-3 years and are tiered to meet state conservation requirements. The last rate increase was in 2015.
	+ Distribution lines were upgraded in 1991 with an $800,000 loan from U.S. Dept. of Agriculture at 5.25% interest.
	+ Upgraded filter controllers have been installed.
	+ Upcoming projects include installation of cycle stop valve system, removal of old pressure tank, and engineering for water softener system.
* **Reserve Study –**
* Washington State Administrative Code mandates that Home Owner Associations prepare for projected infrastructure maintenance and replacement costs. Association Reserves, Inc. prepared our Reserve Study and calculated the life and replacement costs of all community assets at $1.7 million. The Study recommended a $20 per month increase in dues in order fund the required reserve. Dues were raised by $10 per month in 2018 because of the 2018-19 Water & Facilities Assessments of $125.

**Financial and Budget**

* Office manager, Ruby Hall, explained the following financial reports and answered questions.

Preliminary budget analysis for the 2018-2019 fiscal year

Lot Status Report

Balance Sheet & Profit & Loss as of May 31, 2019.

2017-18 Water & Community Facility Reserve Fund balances

Insurance liability and loss coverage was increased.

* The 2019-2020 budget was presented and discussed. Ms. Susan Rogersmotioned 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. Susan Rogers motioned to accept the two nominations for board members. Mr.

 Michael Brown seconded the motion. Motion passed unanimously.

* + - Position #7 - (3 year term) Kathleen Parvin
		- Position #3 - (3 year term) Chris Otto

 **Public Comment**

* + - * Ms. Susan Rogers is experienced with web design. Mr. Pat Covello also knows someone who recently built a community web page.
			* Is refinancing to a lower interest rate available for the USDA loan? Ms. Hall will look into it.

Meeting adjourned at 3:15pm.

The June 11th board meeting is cancelled. Next board meeting will be July 9, 2019 at 7pm.

The next annual meeting will be June 6, 2020 @ 1pm.

2018-2019 budget results:

71 yes and 3 no votes. Budget is ratified as presented. (Ballots counted by Ruby Hall and Becky Kelly)