**ROLLING HILLS-GLENCAIRN**

**MEMBERSHIP ANNUAL MEETING**

**June 5, 2021**

The annual meeting was called to order by President, Eugene Hartman @ 1:02 pm

Board members in attendance: Eugene Hartman, Dan Kelly, Kathleen Parvin, Frank Walls, Chris Otto, Ian Armitage. Absent: Steve Baker. Also attending: office staff--Ruby Hall, Netra Jadahv, 20 community members and Mr. Ron Bodamer from King Water.

Reviewed the results of June 2020 proxy vote approval for June 1, 2019 minutes. Ballots were mailed to members who were in attendance at the June 1, 2019 meeting. All members who returned ballots approved the June 1, 2019 annual meeting minutes.

June 6, 2020 annual meeting was cancelled due to the COVID -19 pandemic. Mr. Hartman read the proxy voting results for 2020-2021 budget and board of trustee elections. Mr. Michael Brown motioned to accept the results. Ms. Ann Dehn seconded the motion. Motion Passed unanimously

**State of the Community Report**

1. **Community Facilities Report**- Ms. Parvin gave a presentation on our water system and community report. Dues will increase by $10 per month starting July 1, 2021.
	* The clubhouse was used less in 2020 due to COVID-19. The clubhouse is going to need a new roof in the near future.
	* The basketball court needs some concrete repair.
	* The pool is going to need a new deck in the near future.
	* Ms. Hall, a nationally certified pool operator, manages the pool.
2. **Dock & Pier**
* A vehicle gate was installed at the beach access after many reports of late night use and needles found in the area. A gate and key card lock was installed by The Fairtrade Landscaping services. Cost approx. $10,000. Shortly after install, the gate was rammed. The second ramming destroyed the gate but the locking mechanism was salvaged. It was reported to the Island County Sheriff and our insurance company. The board will be discussing options & security measures.
* Our boat ramp is aging. We are currently looking for grants for beach restoration that would include upgrading the boat ramp
* The 2021 Pier inspection is June 24th & 25th at 11am. Community help is requested.
1. **Water System Overview and Quality–**King Water manages the water system.
	* Active water connections are currently 444 with a capacity of 494 connections.
	* The average household use is less than 200 gallons per day.
	* 2020 annual water loss was 7.6%.
	* Water rates will increase by $15 per month beginning July 1, 2021. The last rate increase was in 2015. Fees increases cover operation, maintenance, upgrades, and reserve funds for the water system only.
	* Two wells are active, one is inactive until repaired, and one has been retired.
	* Several control valves for our filters have aged beyond replacement and parts to rebuild are no longer available. The board is awaiting a proposal from Davido Engineering for a filtration system upgrade.
	* The Sanitary Survey by the WA State Dept. of Health was done on May 28, 2021.
2. **2021 Community Homeowner Survey**

A survey was sent to the residents addressing all areas of the community. 118 surveys were returned; accounting for 23.9% of the community. Overall results were satisfactory.

**Financial and Budget**

* Office manager, Ruby Hall, explained the following financial reports and answered questions.
	+ Preliminary budget analysis for the 2020-21 fiscal year
	+ Lot Status Report
	+ Balance sheet & profit and loss as of May 31, 2021
	+ 2020-21 water and community facility Reserve fund balances

The 2021-22 budget was presented and discussed. Mr. Brown motioned to accept the budget as written. Ms. Alexandria Johnson seconded the motion. All members present were asked to submit paper ballots. All votes will be counted and compiled after the meeting.

**New Business**

* The 1998 By-Laws need to be updated. A preliminary draft was reviewed and community feedback given.
* Mr. Michael Brown motioned to accept nominations for the board of trustees as listed. Ms. Kathy Shelly seconded the motion. Motion passed unanimously.
* Position #5-(3 year term) Frank Walls (54 yes votes)
* Position #2-(3 year term) Ian Armitage (53 yes votes)
* Position #8-(3 year term) Alexandria Johnson (20 yes votes from the floor)

**Public Comment**

Mr. Ashley would like to search to find the replacement valves for the water plant. Ms. Hall will give him the part numbers.

The next regular board meeting will Tuesday, June 8, 2021 @ 7pm.

The next annual meeting will be Saturday June 4, 2022.

Meeting adjourned @ 4pm

**2021-22 Budget Results**:

66 YES and 16 NO votes. The budget is ratified as presented.

Ballots counted by Ruby Hall & Netra Jadhav