

Pelican Point Community Association
Annual Meeting Minutes

June 4, 2012

The Pelican Point Community Annual Meeting was held at the new shelter on June 4, 2012. The meeting was called to order at 7:08 p.m. by President, Gary Castle.

Members in attendance:

Gary and Diana Castle
Mike and Jaime Adamos
John Clemon
Tom Keilman
Elton Miller
Chris and Sherri Anderson
Darlene Johnson
Gordy and Soni Harper
Denny and Margaret O'Bryan
Chuck Sutton
Larry and Kim Thomas
Dawn Sandhop
Tom and Gayle Taylor
Richard and Wendy Hanover
Kraig and Amy Fulkerson
Cindy Elder
Daniel Nighswonger
Mike McAtee
Julie Fairbanks
Larry Fish
Skip Bennett
Aaron Woodiwiss
Susan Richins
Kay Morgan
Jason McLean
Carlos Wright
Kathi Uhlinger
Preston and Jenelle Ottmar
Pat and Jean Fitzgerald
Lou Larsen
Michael Bonertz
Brian Dano
Myron Walker
Becky Johnson
DeeAnne Anderson
Elizabeth Byington

John Bross
Steve Boyd

Members attending by proxy:

David and Karen Stall
Mike and Theresa Campbell
Dale and Patti Paris
Loren Sandhop
Kris Dexter
Ray Minatani
Edda Sievers
Donald McGraw
Rich Victor
Dan and Karen Mittelstaedt
Nancy Whittle
Julie Smith
Myles and Phyllis Peterson
Edward Smith
Carlos Wright (also attended meeting in person)

It was determined that there was a quorum and the meeting proceeded.

Approval of 2011 Meeting Minutes:

Gary Castle asked for a motion to approve the minutes from the June 6, 2011 Annual Meeting. There was a question from Soni Harper concerning the second paragraph of the Financial Report. It started with David Dorman requesting a discussion on the budget, a ballpark on how much has been spent in the last ten years on lawsuits and if we want to continue to spend money on this legal issue.

Gary Castle shared that he does have that information and that the board has voted to continue with the lawsuit to address the interests of all of the residents of the Pelican Point housing area. There has been a court date set of February 13, 2013. Gary Castle and Tom Taylor shared the concerns that the board has in a judgment that was made saying that only Pelican phase 1 and phase 2 have rights to the lower park (boat launch) area and all other additional phases (Sandcastle, Desert Ridge, etc) only have rights to use the community park area.

A resident of the Desert Ridge area, Carlos Wright, voiced his objection to having to pay the same amount of dues as other residents and not have legal rights to the boat launch area. Tom Taylor stated that this was set by the county when the property was plated. It was also shared that the majority of the dues goes toward maintaining and improving the community park. There was some discussion about the difference between the "Park Assessment" and the "Homeowners Association" wording in property purchase agreements. It was then suggested that homeowners review their personal purchase documentation. Gary Castle shared the board is pursuing the lawsuit to make sure that all residents have equal access to our community park and lower park areas.

Tom Taylor made a motion to approve the meeting minutes for the June 6, 2011 Annual Meeting, it was seconded by Chuck Sutton. The motion was unanimously approved.

Communications:

None were shared at this time.

Nominations for the Board of Directors:

President Castle read 2012 proposed slate of officers and that Kim Thomas is added to the general member status on the board. The slate of officers for 2012 is as follows:

- President – Elton Miller
- Vice President - Mike Bonertz
- Treasurer – Julie Smith
- Secretary – Kathy Preston
- Past President – Gary Castle
- General Member – Michael Adamos
- General Member – Steve Boyd
- General Member – Kathi Uhlinger
- General Member – Kim Thomas
- General Member – open
- General Member – open
- General Member – open

Sherman Bennett moved that the board be approved with the addition of Kim Thomas as a general member, Tom Taylor seconded and the motion was unanimous.

Financial Report:

Gary Castle shared that there was an approximately \$57,000.00 in the account.

Upcoming projects include:

-Design, construction, and installation of a new entry sign. The board set a budget of \$10,000.00 to insure that we have a low maintenance sign that will last. There were some concerns shared about design and cost. The board came to the budget amount to make sure we get a quality sign that would last. It was decided that new designs and cost estimates can be sent to the board until 9/1/12. At that time the board will review the designs and cost estimates and send out the top three for approval by the association.

Other suggestions:

- Lighted sign
- High School Senior Project to save on cost
- Post facebook or website info at entrance

The information on the upcoming sign will be sent out by mail, email, and posted on facebook (thanks to Jenelle Ottmar for the Facebook set up). Now that we have the facebook set up, there was discussion on setting up a community website in the future that would have more capabilities, but someone will need to maintain it. The website is tabled for now and there will be further discussion at another time. If you want to get on the facebook page go to "Pelican Point Neighborhood Association, Moses Lake WA"

There is a plan to add four 8' picnic tables to the covered area at the park. They will be powder coated like the benches at the playground area and secured to the concrete. One table will have wheelchair access.

-Sprinkler Assault – Everyone scrambles and then back to business.....

There was a question about the \$500.00 scholarship. Who gets it? Why? and How is it determined? Tom Taylor said the board decided that there was a need for up keep at the community park. They thought it appropriate to set up a scholarship for a neighborhood, high school senior to take on the project of making sure the park stayed clean, therefore earning community service hours and the scholarship monies.

There was some discussion and Gary Castle encouraged nomination of community seniors and said the board will post who has received the scholarship. It was also noted that the park has been kept up and looks better since this program was implemented.

There was a question about the cost of the irrigation that was added to the entrance area. Jill Goodrich owns the property and added the irrigation at her cost.

There was a proxy note that there should be someone to clean-up the dog poop in the park. It was discussed and determined that owners are responsible for their own pets. If you see someone violating the rules, please say something to them.

Gary Castle shared that there was going to be some gravel added to the lower park road. There was a suggestion that the money should be reflected in the budget for lower park road maintenance. Gary agreed and will make an amendment to the budget of \$1000.00 for gravel on the lower park road.

There was a motion by Tom Taylor to approve the \$1000.00 addition to the budget for the gravel. It was seconded by Mark Johnson. The motion was passed.

There were some questions regarding maintenance on the weeds around the lower park access road. It was shared that Kris Dexter was responsible (County rules) for the noxious weeds around his property. The board is willing to do what is necessary to maintain the road and lower park area that we are responsible for.

Gary Castle shared that Jill Goodrich is looking into bringing lake water up for irrigation of the park area and will be making a proposal to the board. This is more of an FYI. It is in the early stages of discussion and there is not a lot of information available at this time. The board will keep up on the issue and inform the

community members as needed. This water, like the existing park water, will be used for park irrigation only and is NOT tied to the domestic water supply.

There was a question raised about a booster pump that was supposed to be added to park irrigation water. It has not been added at this time. Discussion continued regarding the domestic water supply and it was stated that a back-up, propane pump has been added to the main well house of the domestic water system in case of a power outage.

There was a question about timers on the irrigation system at the park and who is responsible. It was stated that they are on a rotation and they need to be due to the large area. So far it has been working well.

Old Business:

None stated

New Business:

Elton Miller stated that Larry Thomas would like to take the place of Kim Thomas as the new board member. President Castle approved.

Gary Castle read a letter from Kris Dexter that states that he does not approve the minutes from the June 6, 2011 Annual Meeting, he does not agree with the interaction between the PPCA and himself. He further requested that the annual dues be reduced to \$20.00.

Tom Taylor motioned that the annual dues remain at \$120.00 and there was a second by Darlene Johnson and the motion passed.

Kathi Uhlinger shared that there was a need to replace the mulch around the playground area. It is a 56' x 56' area and it needs to have a 3" layer of playground mulch for safety purposes. She checked in to using the newer type of rubber mulch and the estimate was over \$8000.00. She checked with Basin Bark and they can provide shredded bark, delivered for \$850.00. Tom Taylor and Myron Walker suggested she check with Roland at the City of Moses Lake. They have a recycling program where they make their own playground mix and we may be able to get a good deal on it. Kathi will be checking in to this.

There was a question on reserving the new covered area for events. It is first come, first serve at this time.

There was a motion to adjourn at 8:38 p.m. by Tom Taylor and it was seconded by Dennis O'Bryan. The motion was unanimously approved.