

Pelican Point Community Association

Annual Meeting Minutes

June 6, 2016

The PPCA Annual Meeting was held at the shelter in the upper park on June 6, 2016. The meeting was called to order by President, Elton Miller at 7:00 p.m.

Members in attendance

JoAnne Eppers
Juli Miller
Donna Johnson-Haynes
Brian Liggett
Freya Liggett
T. Haynes
Michelle Krogh
Richard Cole
Shairlyn Fish
Larry Fish
Staci Smith
Tom Taylor
Greg McCoy
Susan Richins
Hans Warkentin
Will Caballero
Jerry Ellis
Lori Lopez
Larry Thomas
Kay Morgan
Darlene Johnson
Allan Peterson
Denny Pelto

Jean Fitzgerald
Diana Castle
Gary Castle
Joe Saenz
Ed Bourassa
Jennie Bourassa
Kathi Uhlinger
Mark Johnson
Becky Johnson
Scott Myers
Jeanette Myers
Glen Summers
Jiselle Summers
Yvonne Davies
M.L. Davies
Eric Anderson
Kevin Allen
David Skeen
Michael Hoveland
Theresa Hoveland
Kris Dexter
Teresa Dexter
Ed Sharp

Lou Larsen
John Peterson
Sherry Smith
Kim Thomas
Don McGraw

Proxies

Dennis Conley
Susan Conley
Cami McLean
Jason McLean
Jenny Nighswonger
Daniel Nighswonger
Michael Nordin
Pamela Nordin
Dahlia Ruffin
David Ruffin
Lindy Russell
Lynn Russell
Edda Sievers
Cindy Wagner
Howard Wagner

It was determined that we had a quorum and the meeting proceeded.

First order of business was to approve the meeting minutes from the 2015 Annual Meeting. Kris Dexter said he wanted to clarify something that he read in the minutes about use of the Lower Park. The minutes stated that because of a court ruling use of the Lower Park granted only to Pelican Point 1-4 and their guests and further stated that it was out of our control (PPCA) He said that the PPCA could lease the privilege of using the park and open it to everyone. A motion was made by Tom Taylor to approve the minutes as written, it was seconded by Mark Johnson. The motion was unanimously approved.

Communications:

There were no communications related to the meeting

Nominations for the Board of Directors

President Elton Miller asked if there was anyone new who would be willing to serve on the board for the next year. There were no volunteers. He then introduced Joanne Eppers who has volunteered to take the Secretary/Treasurer position. Joanne stood and shared a little about herself and was welcomed.

Elton presented the nominations for the Board of Directors for 2016/2017. He shared that Paul Stenhouse and Kim Thomas have resigned from the board. They were thanked for their service.

Elton then shared the proposed slate of officers for 2016/2017 are as follows:

- President – Elton Miller
- Vice President – Mark Johnson
- Secretary/Treasurer – Joanne Eppers
- General Member – Larry Thomas
- General Member – Freya Liggett
- General Member – Will Caballero

Don McGraw made a motion to approve the slate of officers as presented. It was seconded by Mark Johnson. The motion was unanimously approved.

Old Business

There was some discussion about what has been done to the Upper Park since last year's meeting. Elton and Kim shared that most of the updates have been focused updating on the sprinkler system that to our knowledge has never been done. All valve boxes are buried and we have no map of their location, so this is an expensive and long process. We have had all the sprinklers cleaned and raised to a proper level, replaced non-functioning sprinklers, added a second line, added main filter system, located three valve boxes (5 stations) and updated them, changed out all the heads on those stations from clean water to dirty water, getting ready for the lake irrigation. We will continue finding valve boxes and updating the heads for dirty water. Some residents asked why we planning on park additions when the equipment we already have is not been updated. The answer is that we were waiting for an overall vision of where we want to go with the park. We just got that concept map in March and can now start updates and planning for future improvements. The board first plans on resurfacing the basketball court, adding new nets, painting backboards, refreshing the horseshoe pit area, replacing soccer goals, and adding a volleyball area, and a few picnic benches to the big toy area.

Some residents voiced their concern that the board was moving forward with installation of a storage build with attached porta pottys without getting their permission. They said that there needs to be a special meeting held before the board can do anything like that. There was also concern of where it was being placed, that it may block their view of the park. Elton agreed that we could have posted some information on our website to let residents know what was happening, but also insisted that it is a necessary addition to the park. Although the board does have authority to proceed with projects such as this, there was miscommunication and he felt it was more appropriate to wait until the Annual Meeting and address it with members present.

Kim also a reminded residents of the following: everyone who is member of the PPCA, not just the few that surround the park, pay the same amount in dues. Those resident's needs of having a

place for their children to use a bathroom is a common sense addition to our park. The storage building is also necessary for storage of PPCA equipment that is now taking up space in at least four board members homes. There needs to be a central location as we bring in more equipment, volleyball, etc., and the fact that board members change. The Upper Park is the obvious choice.

Elton brought up the water pressure and irrigation issues that we are dealing with. Elton then shared that the Pelican Point Water Company has repaired their main pump that was compromised and although things are better we still have questions concerning our domestic water supplies. The board met with our Attorney Chris Ries and caught him up on issues we are having and asked him to prepare letters to address them. Chris shared that he has sent two letters to Jill Goodrich to inquire as to her intent. The first letter questioned her intent as it relates to payment from the PPCA for lake irrigation of our Upper Park. Presently we pay \$570.00 per month using the domestic system and would like to know what her plans are once we are using lake irrigation. The second letter addressed low water pressure issues, lack of notice when water is completely turned off, and what her plans are to keep adequate pressure to accommodate new subdivisions that are being added to the existing system. There has not been a response to either letter.

There was some concern raised about what will happen to our domestic water if something happens to Jill. Kim shared that she has been in contact with Russell Mau from the Department of Health (info on or website). Russell is the person who oversees our water supplies and works with Jill. Kim was told that there is a succession plan in place as required by law. He did not expand on what that plan was, so she asked what would happen if there wasn't follow through? Russell said the State of Washington would step in and if the existing plan was not working, they would auction off the PPWC. More than likely the City of Moses Lake would purchase it.

Mark Johnson shared that everything is approved and in place for lake irrigation, but due to timing it will have to wait until fall for lake level to lower. Mark has made accommodations for the irrigation line to run through his property and meet up with the existing line to the park. Thanks to Mark and Becky for being great community members and allowing this to proceed!

Jean Fitzgerald questioned where the irrigation would end up. Jean lives on the corner lot and was concerned that the system would be installed in front of her home. The existing pipes are stubbed off at the corner of the park and would not be in front of her home.

Elton moved on to the concept drawing of Upper Park improvements. The discussion again went to the porta potty. Will Caballero tried to again explain the reasoning behind adding a bathroom for residents. Will asked Kim to explain the design of the storage and porta potty. Kim shared it would be similar to the existing building that we have for PPWC. The roof would be extended and same siding would wrap the porta potty area so they would not be visible from homes. Paint and roof would match existing building. Then we moved on to the off street parking and why the board trying to make all these updates when existing equipment needs to be taken care of. Why would we be adding another soccer field? We reiterated what was already discussed previously. The board intends to start by updating existing park features and move forward from there. The board has been waiting for a concept drawing, so we don't waste time and money. We will not necessarily add another soccer field, it is a concept drawing that gives us a starting place. Joanne Eppers shared that when she was potty training her child coming to the park and not having a bathroom is difficult. Board members supported what she was saying because she is not the only one that doesn't live on the park. It is an issue for many residents and inhibits use of the Upper Park. Tom Taylor voiced concern that if we make all these improvement people might be hosting tournaments, people who are not community members will travel out here to use it, etc. Board members reminded him that the park is in existence for all community

members and our hope is that it is used and our intent is to make it more user friendly. Tom and Don McGraw both made comments that the walkways are a good idea. Don said he saw an original plan where there was a walking path around the entire park. The board members shared that the sidewalks along with the off street parking was planned for handicap, elderly, and parents with strollers etc. It's a safety issue for them when unloading on to a street that is lined with vehicles. There were many members who opposed to the location of this off street parking. Those same members had previously approved off street parking to be located at the west end of the park, but due to cost and some extra maintenance issues the board thought the new central location was better. It will allow easy access to walking paths that lead to storage area, playground, and shelter area, etc. There was again discussion on the storage building/porta potty and its placement.

Larry Thomas made a motion to pursue adding a bathroom to the Upper Park. There was discussion that we should have bids on building a plumbed bathroom, porta potty, or a vault style and present them on our website for input of community members. Ed Bourassa seconded the motion. Out of members present there were only four who opposed the motion. The motion passed.

Cliff Morgan suggested we start holding two annual meeting. Board member Will Cabellero shared that the board hold meetings every other month and he may want to join the board and have more input. Cliff Morgan also suggested that we use Facebook more. The board agreed to put notices on Facebook to check the website for issues that may arise. If Facebook gets out of hand with unwelcome comments, the board will cease using it. A community member shared that she felt Facebook can be very negative.

Cliff Morgan made a motion to hold off on the parking area and readdress it next year or at a later date. Tom Taylor seconded the motion and it passed 25 to 16.

Residents liked having a porta potty at the lower park and it will be placed there again this year. It will be attached to a screen that will block it from residents view. Elton is working on this now.

Elton also shared he is working on getting the dock ramps built and hopes to have it done soon.

New Business

Some residents talked about pot holes, curbing, and the need to have a dry well added for water run off near the park. Kim shared that these are all Grant County issues and not in the control of the PPCA. One resident suggested that neighbors get together and address these issues with the Grant County together. Kim said that is exactly what needs to happen, it is county property.

Don McGraw asked what is going on with the entrance sign update. That is on the back burner because Pat Goodrich owns the sign and the property. She has updated the brick and the Liggett's added a pelican. Thank you Brian and Freya Liggett. Will Caballero is working on getting a plasma cut design that will be added with Pat's approval at a later date.

Cliff Morgan suggested that we purchase the property from Pat, so no more apartments are built. Kim shared that there is an easement from the railroad and the sign is within that easement. Cliff and Kay are going to look into subdividing that area and what the purchase price would be. They will report their finding back to the board.

Someone shared that the backstop on our baseball field needs repair. Baseballs go under the backstop and it makes for a frustrating time of play. The board will follow-up and have this repaired.

Financial Report

Elton shared that Jennifer Gasperino has resigned her position as our bookkeeper as she is moving to Spokane. Jen has done an excellent job on clean-up, billing, and things are in great shape, she will be missed!

The board has offered Sarah Schoenwald the bookkeeper position and had Chris Ries draft a contract. We will be increasing the monthly payment to \$500.00 and \$25.00 an hour for extra duties that may be needed. Jennifer Gasperino is going to help with the transition and she will also be paid \$25.00 per hour for her services.

Tom Taylor made a motion to approve the offer the board has made. Darlene Johnson seconded the motion and it was passed unanimously.

The budget was presented for approval. There was discussion of having park improvements itemized on the budget. Elton said that might work or maybe just keep a list on our website as things change during the year and the board needs to act accordingly. The board will discuss further how to communicate with residents. Tom Taylor questioned where the \$500.00 donation that we make to a student for park clean-up project was listed. It was listed on the budget as a scholarship and previously approved by the board. Kim will have Jen change it again from Scholarship to Donation. Jennifer uses the same template that was created by a previous bookkeeper and it is not a Scholarship. Chris Ries shared that as long as monies are in the budget the board has authority to vote and act on what is necessary.

Kathi Uhlinger made a motion to approve the budget as presented. Mark Johnson seconded and the motion was unanimously passed.

Other Business

Elton asked if there was any other business.

Kim shared that the board is having the Lower Park and Upper Park Walkway easements surveyed. We will have permanent markers installed in both areas. The walkway across Goodrich will be excavated and a clean walkway installed. The walkway to Goodrich will be added to our park irrigation system and Mr. Lawn will be mowing it.

Elton asked for a motion to adjourn and Larry Thomas made a motion to adjourn the meeting, it was seconded Denny Pelto. The motion was unanimously approved.

The meeting adjourned at 8:28 p.m.