

PSA Board Meeting Minutes (Approved as correct 7-21-2010)

May 8, 2010

Present: Merrisue Steinman, Marlene Casmaer, George Young, Bill Davies, Boyd Smith, Lori Gross, Larry Pazaski, Gena Smith, Bob Miller

Absent: Rob Koenig

Community: Nancy Fullerton, Gary Steinman, Bill Casmaer

Call to Order: Merrisue Steinman. 10:01 A.M.

Motion #1: Gena Smith.

- To propose that we approve the PSA Board Meeting Minutes of March 13, 2010.

Discussion: It was added to the Minutes that Gena Smith and Merrisue Steinman will organize the "Thank You Party" for Jack Fisher on August 8, 2010.

The Motion was seconded by Boyd Smith. The Motion was passed unanimously.

Water Committee Report: Bill Davies.

Merrisue Steinman announced that the Water Committee Report will be first on the agenda since Bill Davies must leave the meeting early.

Bill Davies announced that Water Committee spent 3 days on one water problem. The cause was a bad valve which needed replacing and the pipe was mislaid. The valve casing was cracked. It was an inadequate valve for being buried that deep. Thank you to Perry Wynn for sharing his concrete so the project could be completed correctly.

The water metering and billing has begun. The meters were read the beginning of May and will be read again at the end of June (the start of the next cycle). The first billing will go out between the 1st and the 10th of July and those invoices will be due to be paid by the end of the month. Water System funds will be deferred for a short time because of the new billing cycle. This will create a temporary sag in income due to the changeover.

Wiseman Contract Status: Bill Davies is making a full report on the Wiseman deficiencies and how much we have paid and how much we owe after we take out our deductions.

We have two bids for installation of the two missing isolation valves and for the installation of two new meters (one for the park, itself, and one for the residence in the park).

Discussion: Status of Water System support and how it should be handled regarding volunteers, emergency contacts, maintenance, coordinators and laborers. Patrick Healy will be contacted regarding the possibility of using him as for Water System communications and supervision. The Water Committee, the Facilities Committee and the Finance Committee will meet regarding specifics on how future Water System support should be carried out.

Finance Committee Report: Lori Gross, Merrisue Steinman.

Merrisue Steinman thanked Lori Gross for her diligent work in organizing the income versus the first quarter expenses.

Discussion: PSA Membership vote regarding Annual PSA Audits. The Washington State law now states that if we collect anything over \$50,000 in fees and dues, we automatically must have an annual audit. We must now have a Membership vote each year to "not" have an audit. Each audit costs PSA between \$7,000.00 and \$8,000.00, which represents an approximate 8% increase in each of the homeowner fees. A certain percentage of the PSA Membership must respond and vote "for" or "against" an annual audit each year. Merrisue Steinman asked the Board if we should go forward with this Membership audit vote and include it at the annual election of PSA Board of Directors. This information will also be included in the upcoming PSA Newsletter.

Motion #2: Merrisue Steinman.

- To Move to include, in the Annual Membership mail-out, a referendum to vote on a 2010 audit. The Motion was seconded by Bill Davies. The Motion was passed unanimously.

Discussion: Insurance Policy Renewal and Rusty Duncan's analysis on what needs to be done regarding PSA Park Liability. We need to assess his suggested increase limits and also the replacement value of the buildings and what our assets are.

Merrisue Steinman asked for a Board volunteer who would be willing to analyze our current insurance program, analyze the property related coverage and analyze our liability and compare it to our current coverage. There were no volunteers to take on this entire project. It was suggested that each individual Board Member help analyze the current policy and submit suggestions to Merrisue Steinman. Boyd and Gena Smith volunteered to provide information regarding the Park area from a Facilities Committee view point. The policy renewal is not until the beginning of the year, therefore we have time to work on this project.

Discussion:

To set up a method for separating and placing Water System reserve funds into appropriate accounts. Lori Gross suggested that any money we collect from NW Water Systems we automatically place 65% to R & M and 35% to Capital. This procedure will be re-evaluated annually.

Rules Committee Report: Boyd Smith.

Bylaw corrections were passed and new Bylaws are on the PSA website. They are listed as "2010 Bylaws". They have been filed and recorded.

There was a meeting of the Rules Committee on April 10, 2010. Currently there are no PSA Rules, Bylaws or Articles of Incorporation dealing with PSA renters. A statement regarding this will be made at the July 2010 Annual Board Meeting.

Facilities Committee Report: Boyd Smith.

Rob Koenig has resigned as Chair of the Facilities Committee. PSA President, Merrisue Steinman, has appointed Boyd and Gena Smith Co-Chairs of the Facilities Committee. They have accepted these positions.

Discussion: To replace the existing "Load and Unload" dock. The existing dock is unsafe to operate and is no longer usable. We have two choices: to replace the "Load and Unload" dock this season or to go without such dock until 2011. The proposed dock shall be 60' in length. Current and potentially future bids were discussed.

Motion #3: Boyd Smith.

- To propose that PSA replace the "Load and Unload" floatation dock this year due to safety issues and the need for a load and unload floating dock, with a dollar value not to exceed approximately \$25,000. PSA will purchase and have the new dock installed with funds currently budgeted for this project. The Motion was seconded by Merrisue Steinman. The Motion was passed unanimously.

Communications Committee Report: Boyd Smith. The PSA web site is now nearly up-to-date. If you have questions on site access, contact Boyd Smith or Merrisue Steinman. The PSA newsletter is nearly ready to go. If anyone would like to join the PSA Communications team, please contact Boyd Smith.

New Business: Merrisue Steinman.

Discussion: Plans for 2010 PSA Annual Meeting.

The PSA Board of Directors 2010 Ballot: The terms of Bill Davies, Larry Pazaski and Lori Gross, and Merrisue Steinman will expire this year. All plan to run again.. Boyd Smith will put a spot in the upcoming PSA Newsletter encouraging PSA members who would like to run for the Board. Applications, Bios and a short "why you wish to run" are due by June 5, 2010. There will be 4 positions open for voting.

Motion #4: Lori Gross.

- To Move to adjourn the meeting. The Motion was seconded by George Young. The Motion was passed unanimously. The meeting was adjourned at 12:37 P.M.

Respectfully Submitted,

Marlene Casmaer, PSA Secretary