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SPIC Board Meeting Minutes January 17, 2019 6:30PM @ The SPIC Clubhouse

In Attendance: Bill Rinesmith, Jael Komac, Omega Johnson, Alicia Beck

Via Telephone: Jim Kolbo

Meeting was called to order at 6:33 by Bill.

Alicia made a motion to approve November minutes, 2nd by Omega. **Motion passes unanimously.**

No New Business

Bill made motion to find temporary staffing at marina, 2nd by Alicia. **Motion passes unanimously.**

Bill made a motion to extend our one-year WANF policy to 7 year for phase 2 of South Cape. Motion was 2nd by Jim. Jael wanted to be stated on the minutes asking what Sandy Point is getting in exchange for this extension. Bill stated that nothing was being exchanged, but that they had made a formal request for an extension. Jael wanted to know why we weren't aware of the letter from the lawyer from the bank owner until today when it was August 29th, 2018. Bill stated that he had just received the letter prior to the meeting. **Bill motioned to table** the discussion. 2nd by Jim, **vote passes unanimously.**

Committee Reports-

Water: Bill formally announced that our WSP was approved and that we received our water shares. We were awarded 171 water shares out of the 177 requested. Heights water will be shut off on the 22nd from 12:00am-2:00am to inspect a leak. The water will be shut off the 24th from 9:00am-12:00pm to install some valves.

Marina: Alicia reported that due to the storms the launch ramp has been covered with debris and our staff has been working hard to clear it. Blackmouth season has opened, but the marina is slow due to the time of the year.

Golf: Omega reported that there are a couple of players here and there but it's the slow season.

Buildings and Grounds: Jael reported that the light at marina was recently fixed and is not working again. There was a window fixed at the marina. The lights outside the clubhouse are working now.

Finance: Omega reported that the Bank of Pacific checking is at \$152,230, Bank of Pacific savings is at \$122,671, Peoples Bank Water Reserve fund is at \$130,316, Key Bank Operating Reserve fund is at \$140,795, and the Bank of the Pacific Money Market Reserve is at \$68,194.

Events: Jael reported that the Christmas party was held as well as a couple of community meetings for events and are wanting more community participation.

Dredge: Jim reported that the dredge will not happen this winter. Disposal of materials is being discussed. Should be able to meet with hearing examiner in February, and the Corps of Engineers still must review some things. Earliest date to being dredge will be July 15 of 2019.

Open Comment:

Jael wanted to be stated on the minutes saying that no board member is benefitting personally any more than any other board member.

Jael made a motion to delay the collection of the dredge assessment for the February billing until there is a permit in place.

Motion fails 3 to 2, with Alicia, Bill and Jim voting not to suspend the assessment. Omega and Jael voted for delaying assessment. Jael stated that if you're being technical, if you have a personal interest in any project you are not allowed to cast a vote. Jim asked to explain the personal interest. Rick stated that Jim should not be voting on anything HOA related because he is not a Class A shareholder. Jim stated that if he is only a class C shareholder, there would be a 2 to 2 vote if he opted out, stating that a tie vote is a no vote. **Bill made a motion to table the motion** and set up a special meeting 7 days after notice has been given for the board to discuss this decision after looking at covenants, bylaws, talking to the attorney and consulting Robert's Rules. Jim wanted to officially abstain from this vote. Vote will be published for the shareholders. Alicia 2nd motion to table. **Vote to table motion passes unanimously.**

Meeting was **adjourned by Bill at 8:04.**



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**SPIC Board Meeting Minutes
February 21, 2019
6:30PM @ The SPIC Clubhouse**

In Attendance: Bill Rinesmith, Jael Komac, Omega Johnson, Alicia Beck, Christy Vandersanden

Via Telephone: Jim Kolbo, Mel Cooper

Meeting was called to order at 6:33 by Bill.

Approval of January Minutes

Jael requested that the date was recorded in the January minutes when referring to the letter from the bank owner of Phase 2 South Cape, August 29th, 2018, and that the answer to the question was recorded in the minutes as well. The answer to the question was that Bill had just received the letter prior to the meeting. Jael made a motion to add the date to the minutes.

Jael requested that the wording of her motion changed from 'delaying the dredge assessment' to 'delaying the collection of the dredge assessment'.

Jael requested that more discussion could be added on to the decision of the voting of the delaying dredge assessment. Jael requested to add the conclusion Bill had emailed to the board.

Jael requested that a statement be added saying no board member is benefitting personally any more than any other board member.

Jael made a motion to add these changes to the minutes. **Christy 2nd the motion, motion passes unanimously.**

Old Business-

Jael made a motion that the board does not grant South Cape a 7-year extension. She stated that they are no different than any other shareholder. The motion from last meeting was that the board would extend the 1-year WANF policy to 7 years for phase 2 of South Cape. Bill stated that since the motion was tabled, the original motion would need to be brought back up in the same format to be voted on. Jael stated that she is holding off on her motion but that she wants more information on what is being exchanged for the extension, and if we are extending the same policy to the other shareholders who may need more time.

New Business-

Open vacancy in secretary position. **Bill made a motion** to fill the vacant spot with Alicia. **2nd by Omega, motion passes unanimously.**

Christy stated that she had concerns of the collection of dredge assessment money before any permits were in place. She wanted to report that via email she had made a motion for Sandy Point to meet requirements such as having permits in hand and documentation by Corps of Engineers. Motion was voted on and passed down via email.

Jim made a motion that the money being collected for the dredge assessment is only used to pay for the physical dredging of the canal. **2nd by Bill. Motion passes unanimously.**

Jael made a motion that this board puts in writing what our intention is as far as the collection, credit to accounts, what happens if someone doesn't pay (all aspects of collection). Consensus was that before the next board meeting, we will have a draft dredge collection assessment policy with a deadline. **2nd by Christy, motion passes unanimously.**

Committee Reports-

Water: Bill announced that we have just finished some testing and submitted some annual reports to the state. Letters regarding water shares will be sent out to vacant lot owners in the next coming weeks.

Marina: Alicia reported that the last wind storm took down our sign. We are in the process of getting it repaired soon.

Golf: Nothing to report.

Buildings and Grounds: Nothing to report.

Finance: Omega reported that the Bank of Pacific checking is at \$138,419, Bank of Pacific savings is at \$120,171, Peoples Bank Water Reserve fund is at \$147,265, Key Bank Operating Reserve fund is at \$140,800, and the Bank of the Pacific Money Market Reserve is at \$90,112. Jael asked when the budget was going to be ready and Mel stated that all committees are going to report back with a budget and they will come to a consensus to report at the next board meeting.

Events: Nothing to report.

Dredge: Jim reported that there was a request from the County and Corps of Engineers to resubmit a couple of redraws, which have now been resubmitted and the dredge committee is now waiting for the response. Jim stated that the approval letter from the county will not come until everything is up to par with them. The dredge committee attorney has been working with the county to try and set up a meeting with the hearing examiner in March. Federal fisheries requested that the start date of the dredge be November 1st. Jael asked Jim when the drawings were resubmitted to the county, Jim answered last Monday. She wanted to know what revisions were to the plans. County wants to know where the spoils will be placed, and the plan now is for



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them to be placed on South Cape when the original plan was for them to be sold. Jim stated that none of them own the materials, and that there is a concern of erosion.

Open Comment:

Member wanted to know why SPCC doesn't have to pay for the dredge. Bill stated that Class A shareholders were charged \$300 and that amount had to be equal for all Class A shareholders. SPCC members are Class C shareholders and Sandy Point cannot assess SPCC Class C shareholders because they are not a part of the HOA. Mel reported that SPCC will be donating to the dredge, but legally we cannot assess them.

Jim motioned to adjourn meeting, 2nd by Christy. Meeting was **adjourned at 7:55pm.**



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Sandy Point Improvement Company Board Meeting Minutes
March 21, 2019
6:30 pm @ The SPIC Clubhouse

In Attendance:

Jael Komac, Omega Johnson, Christy VanderSanden

Via Telephone: Mel Cooper

Called to order 6:31 pm

Approval of Minutes:

No minutes were provided for approval.

Old Business:

Christy VanderSanden made a motion to remove the existing playground equipment due to safety concerns and to allow site prep to begin on new playground. **Omega Johnson 2nd.** Motion passed unanimously.

New Business:

The Dredge Assessment Resolution Policy Draft was read into the minutes (copy of draft attached). Document was sent to attorney Scot Swanson for review on March 20, 2019.

Vice President **Jael Komac** stated that in September the existing Board agreed to hold monthly meetings. Board meetings should be held regardless of who can attend. There are a lot of outstanding items of importance to shareholders and we should consider meeting more often.

Committee Reports:

Water- No water update was provided.

Marina- No marina update was provided.

Golf - Golf budget for 2019 is \$23,200.00. Budget for 2018 was \$19,200. Motion to approve budget was tabled until other committees submitted their budgets.

Buildings/Grounds- No update was provided. A discussion was had about the condition of the playground and pressuring washing the stairs/clubhouse area.

Finance- No financial documents were provided



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Events- July 13th Volunteer Day at Golf Course. Lunch Provided.

Dredge- No update provided.

Open Comment:

A shareholder voiced concern over the clear cutting of cattails in a wetland area of the golf course.

A shareholder noted that there was no signage provided to announce the board meeting and the meeting was cancelled on the website.

Jael Komac apologized for the oversight on behalf of the board and assured shareholder it would not happen again.

Adjourned at 7:06pm



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Sandy Point Special Board Meeting Minutes
May 23, 2019
7:30pm @ Clubhouse

In Attendance: Bill Rinesmith, Jim Kolbo, Alicia Beck, Christy VanderSanden, Omega Johnson, Jael Komac

Meeting called to order at 7:30pm

Approval of January, February & March minutes

Jael motioned to approve January minutes, 2nd by Jim, motion passes unanimously.

Jael motioned to approve February minutes as sent out, 2nd by Omega, motion passes unanimously.

Jael motioned to approve March minutes, 2nd by Christy, motion passes unanimously.

New Business:

Vacant board position. **Jael motioned to fill the vacant position by polling the community and asking if there's anyone who would like to fill it. 2nd by Christy. Motion passes unanimously.**

Playground demolition and site prep. Jael stated in March at the board meeting a motion passed to demolish the playground. Jim asked what was going to replace the playground and when it would be replaced. Omega stated they hadn't decided on that, just on the demolition. Jael stated that there are nonprofits wanting to work with Sandy Point in regard to playground equipment, but that the demolition and site prep need to happen in order to move forward.

Old Business:

South Cape Water Shares – **Jael made a motion that the 2018 AGM transcripts be available to any shareholder who requests them.** Bill stated that he needs to check with lawyers to see if this would be allowed because the document says 'not to be disclosed' as it's property of court recorder who recorded it.

Disposition of dredge funds resolution – At the February meeting Jael received permission to come up with a policy regarding the collection of dredge funds. Jael read aloud the dredge disposition policy that was created.

Jael made a motion to approve the dredge fund resolution document but remove the words 'we'll take no lien action' and remove the 'flat 2% interest'. 2nd by Christy, motion passes unanimously.

Committee Reports:

Water – Bill reported that our employee Rick Frye has been going through inventory of our water meters and looking into a new system. As of April 25, we have identified and repaired large leak. We also hired



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a new water technician, Daniel Howard. Regular maintenance to water system is being done. Cross connection letters have been mailed out, please return your survey to the office. Consumer confidence report will be going out in June billing. Reservoir cleaning will happen in June.

Dredge – Jim reported that Whatcom County, Corps of Engineers and the dredge committee are all waiting to find out what the National Marine Fisheries are wanting to know, which is who stopped the hearing examiner meeting that was scheduled in May.

Finance – Omega stated that he will be stepping down as the treasurer of Sandy Point Improvement Company. Bill continued to read the financial statements: Bank of Pacific Checking \$211,845, Bank of Pacific Savings \$120,206, Peoples Water Capital Reserve Fund \$147,444, Key Bank Operating Capital Reserve Fund \$176,012, Bank of Pacific Money Market Water Reserve is \$112,042, Money Market Dredge Account \$38,075 with a check of \$28,847 being deposited in the next few days.

Marina – Opening day for yacht club was a success. Marina is picking up for busy season.

Events – Clean-up day had a great turnout. Thank you for everyone who came and to Jim for delivering the garbage. Sandy Point Day is June 22nd, free golf lessons at 10:00am from dean Russell, BBQ at 12:00. Pool opens for the season on June 15th.

Open Comment:

Member asked what the normal scheduled meetings for board was. Bill answered that it was the third Thursday of every month at 6:30PM at clubhouse. Bill explained that the last few months have been very busy and unusual for the board, and that the norm is not missing a few months of meetings in a row.

Member commented concern about the playground being torn down without plans of rebuilding.

Discussion about various Sandy Point topics.

Meeting was adjourned by Bill at 9:44.



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**Sandy Point Improvement Company Board Meeting Minutes
June 20, 2019
6:30 pm @ The SPIC Clubhouse**

In Attendance:

Bill Rinesmith, Christy VanderSanden, Jim Kolbo, Alicia Beck

Called to order by Bill at 6:31pm.

Approval of May Minutes

Jim made a motion to approve the May minutes, 2nd by Christy. Motion passes unanimously.

New Business:

Playground for Sandy Point Heights - Packets of examples of different style playgrounds were provided for the audience. Audience voted on which material/style they liked best and there is still a voting poll on our website the community can give their feedback on. Bill reported that we had a meeting with the county to start planning out the permitting for the playground. We will be filling out a shoreline exemption permit.

Open Board Position – Bill announced that the office received a nomination form for the open board position. **Jim motioned to approve filling the vacant board position with Pat Malara until the term is up on September. 2nd by Alicia. Motion passes 3 to 1** with Bill, Alicia & Jim voting to approve and Christy voting no. Bill announced that Omega's board position will be opening in July when he moves to another state, and that the post on the website to fill the vacant position will remain up.

No Old Business

Committee Reports:

Water – Bill reported that the water team is working hard the past few months in leak detection in the heights. Rick stated that there were a couple leaky valves that are being replaced. Rick helped explain the AMI meter system that we are trying to start implementing. Of our cross-connection questionnaires, 582 are submitted, we need all surveys turned in. There will be tank divers cleaning the



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water reservoirs August 1st and 2nd. We were notified by the Fire Department there was an issue with a fire hydrant, we are working together to switch it out.

Brief recess in meeting. Back into session at 7:15pm.

Marina – Alicia reported that the marina fobs income is \$2,100, moorage \$38,000, fuel \$12,000, launch fees \$1,400, & ice \$128. Jim stated that he started looking into some repair methods for the marina ramp.

Golf – Alicia reported that the course has been very busy. Golf course income: Guest fees \$1,080 fobs \$4,000 since start of fiscal year (April 1).

Buildings/Grounds – Bill reported that we are looking into new flooring in the office.

Finance – Christy reported that the finance committee has met 3 times, and that they are working to put the budget together. She stated that the budget should be ready by the July 4th weekend for the board to look over and it will be presented at the July board meeting. Operating account \$170,773, Water share funds account \$160,718, Marina loan account \$164,373, Capital reserve account \$176,012, Water capital reserve \$133,965, Dredge account \$66,923.

Events – Alicia reported that Saturday June 22nd is Sandy Point Day. Night market is July 13th from 6-9. August 10th is Sandy Point Garage Sale, August 11th is Golf Scramble.

Dredge – Jim reported that the dredge committee is still waiting for a response from natural marine fisheries.

Bill made a motion to approve the water share guideline and extension policy. Bill explained that the policy allows shareholders purchasing a WANF (water share) to extend their share for 7 years with an extension fee of \$500 per year, whereas our policy in place is that the share expires after one year if the shareholder has not started the permitting process. **2nd by Alicia, motion passes unanimously.**

Jim motioned to adjourn the meeting, 2nd by Alicia. Meeting adjourned at 7:35pm.

Open Comments were had after the meeting.



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**Sandy Point Improvement Company Board Meeting Minutes
July 18, 2019
6:30 pm @ The SPIC Marina**

In Attendance:

Bill Rinesmith, Christy VanderSanden, Jim Kolbo, Alicia Beck, Jael Komac, Pat Malara.

Called to order by Bill at 6:35pm.

Approval of June Minutes

Pat made a motion to approve the June minutes, 2nd by Alicia. Motion passes with 5 voting yes, Jael abstained from vote.

New Business:

Correction to May Minutes - Jael wanted to change the word "poll" to "email" in her motion from the May minutes. Bill read her motion aloud verbatim and confirmed the original word was "poll".

Open Board Position – Jael stated concern that the motion made at the May Board Meeting to poll the community on filling the vacant board position, was not fulfilled. Jael wanted to be stated on the minutes that she is objecting Pat being on the Board.

Budget – Jael stated that herself, Christy, Rick Frye, and Ed Schild have been working on the budget. They are working on coordinating a date that works for the Finance Committee and The Board.

Old Business

Playground – Playground with swings was chosen as the new playset; cost for the playset is \$13,000 and shipping is an additional \$1500 for a total around \$15,000. Bill makes a motion to increase the allocated playground funds by no more than \$5000 to cover any additional costs, bringing a total cost to \$22,000. Jim Kolbo seconds the motion. Motion passes unanimously.

South Cape Agreement – Bill made a motion to authorize Bill to enter into an agreement with the South Cape, Liberty Bank, to sign that agreement to allocate

and purchase water shares for the same price, with a 7-year extension and become Class A Shareholders, and they will also contribute to the dredge fund. Pat Malara seconds the motion. Motion passes four to two.

Committee Reports:

Water – Bill reported that there have been four valves replaced, with an additional valve to be replaced. There was a concern about Round-Up being used, since the complaint, Round-Up has been halted and the Board is looking for safer alternatives.

Dredge – Jim reported that the dredge committee is communicating with Natural Marine Fisheries who has reported no issues at this time. From a governmental standpoint, the dredge committee is doing everything they can do continue progress.

Finance – Bill reported that the Finance Committee has been combing through the financials for the past few years and the Budget will be presented at the AGM for the next 2020 fiscal year. At the Bank of Pacific - Checking: \$234,086; Bank of Pacific – Savings: \$160,719; People’s Capital Reserve Fund: \$164,374; Key Bank Operating Capital Reserve Fund: \$176,012; Money Market Account for Water Reserve: \$133,966; Bank of Pacific for Dredge Fund Account: \$66,924; Total of All Accounts: \$936,480.

Marina – Alicia reported that for June, the marina fob income is \$3,400, moorage \$6,446, and launch fees \$700.

Events – Alicia reported that Sandy Point Day brought 200 people, and 38 members participated in the golf clinic. Night market was successful. August 2nd is the Yacht Club Meeting. August 10th is Sandy Point Garage Sale, followed by Elvis, August 11th is Golf Scramble. August 24th there is another Night Market.

Golf – Alicia reported that the course has been very busy. Golf course income: Guest fees \$1,020 fobs \$2,030 since start of fiscal year (April 1). The Golf Course had its annual Golf superintendent’s tournament on June 26th.

Buildings/Grounds – Bill reported that we are working on the playground (previously mentioned), working on completing the Shoreline Exemption Review Permit, discussed putting in a new building at the Marina or giving the old building a facelift.

Bill motioned to adjourn the meeting, 2nd by Alicia. Meeting adjourned at 7:37pm.

Open Comments were held after the meeting.



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**Sandy Point Improvement Company Board Meeting Minutes
August 15, 2019
6:30 pm @ The SPIC Clubhouse**

In Attendance:

Bill Rinesmith, Christy VanderSanden, Jim Kolbo, Alicia Beck, Jael Komac, Pat Malara.

Not Attending: Omega Johnson

Called to order by Bill at 6:30pm.

Approval of July Minutes

Pat made a motion to approve the July minutes, 2nd by Alicia. Motion passes unanimously.

New Business:

AGM Timeline - Jim Kolbo states the doors open at 8:45am, and meeting will start at 10:00am, Unity HR will manage the meeting. Jael concerned that the Board application says a board member needs to nominate an individual, the board clarified that an individual can nominate themselves for a board position.

Sandy Point Signs – Bill says there is a designer working on designing the signs, followed by discussion of reviewing the signs for approval.

Old Business

Playground – Playground equipment has been purchased and estimated delivery is 2-3 weeks. Paperwork for Shoreline Exemption was completed, but there's been an additional set back with Whatcom County requiring Sandy Point to hire a Marine Biologist since the playground is close to the shoreline. Estimated timeline for installing playground is Spring of 2020.

Committee Reports:

Water – Bill reported we are researching AMI meters for direct reads and the fit of the meters. A valve was replaced in the Heights.

Dredge – Jim reported that we received a notice from Army Corp that National Marine Fisheries (NOAA) inquired about what happens at the Marina, how many boats use the Marina during certain times of year, and the potential of its use.

NOAA was concerned that dredging would interfere with boat traffic; Jim stated the dredging would occur for 5-6 hours in the night with minimal boat traffic and low tide.

Finance – Bill reported that the Finance Committee has been combing through the financials for the past few years and the Budget will be presented at the AGM for the next 2020 fiscal year. At the Bank of Pacific - Checking:

\$147,032.69; Bank of Pacific – Savings: \$174,236.33; People’s Water Capital Reserve Fund: \$181,302.85; Key Bank Operating Capital Reserve Fund: \$206,604.85; Money Market Account for Water Reserve: \$155,891.13; Bank of Pacific for Dredge Fund Account: \$95,797.91; Total of All Accounts: \$960,866.

Marina – Alicia reported that for July, the marina fob income is \$107, moorage \$11,100, and launch fees \$1,303. Salmon fishing is closed. There are issues with people launching early in the morning with noise, and they ask that you respect that it is in a neighborhood and to keep noise to a minimal. Area 7 North is open, no crabbing on Tuesdays and Wednesdays.

Events – Alicia reported that August 17th from 12-2 pm is the kids pool party, hosted by the Sandy Point Lifeguards. On August 24th, there will be another Marina Market Place from 5:30-8:30pm.

Golf – Alicia gave appreciation towards Bruce Tipton for planning the golf scramble, reported success with 32 people in attendance. Golf course income: Guest fees \$1,800, and Golf fobs \$1,060.

Buildings/Grounds – Bill reported that we are working on the playground and was previously mentioned.

Open Comments

Pat motioned to adjourn the meeting, 2nd by Jim. Meeting adjourned at 8:03pm.



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**Sandy Point Improvement Company Board Meeting Minutes
September 19, 2019
6:30 pm @ The SPIC Clubhouse**

In Attendance:

Bill Rinesmith, Jim Kolbo, Alicia Beck, Jael Komac

Not Attending: Omega Johnson, Christy VanderSanden, Pat Malara

Called to order by Bill at 6:30pm.

Approval of August Minutes

Jim made a motion to approve the August minutes, 2nd by Alicia. Three approved, 1 abstained. Motion Approved.

New Business:

Pool Replaster/Waterline Tile – Bill reports that we have a quote of \$43,000 to replaster the pool and the tile for the upper edge of the pool, and they are searching for a second bid.

AGM Agenda – Bill reviewed the AGM Agenda and the items on the agenda, suggested the Dredge be under the committee reports sections. Jim Kolbo requests that the Dredge Update be the first report under the committee reports for Jeff McKay to give his update.

Old Business

Playground – Bill reports that we have received the playground equipment. The Marine Engineers have visited the area designated for the playground for the shoreline assessment. Sandy Point Improvement Company (SPIC) is waiting to hear back from the county, they estimated about 90 days for the process.

Budget Adoption – Bill presented the budget and changed a few line items. Bill makes a motion to adopt the budget as discussed. 2nd by Alicia. Jael calls for discussion. Bill pulls his motion to adopt the budget. Bill makes a motion to pull \$164,373.79 from the HOA Capital Improvement Funds to transfer to the Water Share Reserve Funds. 2nd by Jim Kolbo. Motion passes unanimously. Bill makes a motion to adopt the 2019-2020 budget. 2nd by Alicia. 3 yes 1 no, motion passes. Bill discusses the 2020-2021 Budget and explained a few line item

changes. Bill makes a motion to adopt the 2020-2021 Budget. 2nd by Alicia. 3 yes
1 no, motion passes.

Signage Update – Signage is being redesigned to create space to post posters,
post its, etc.

Committee Reports:

Water – Bill reported that there have been a couple valve changes, waiting on
an update for the fire hydrant. They are still looking at new AMI meters. The
county is requiring a shoreline exception to replace one of the meter boxes to
access the valve.

Buildings/Grounds – Bill reported that we are working on the playground and
was previously mentioned.

Bill Rinesmith departs meeting due to emergency, Jael Komac resumes meeting.

Dredge – Jim reported that we have provided all the information requested by
the National Marine Fisheries (NOAA), there has been no issues currently
reported but still waiting for an update. The final report was given to the Corps of
Engineers regarding Harbor usage. There is a hearing with the Examiners Office
on October 16th at 1:30pm at the Whatcom County Council Chambers.

Finance – Jael reported that at the Bank of Pacific - Checking: \$195,540.13;
Bank of Pacific – Savings: \$201,257.45; People’s Water Capital Reserve Fund:
\$181,377.20; Key Bank Operating Capital Reserve Fund: \$206,604.85; Money
Market Account for Water Reserve: \$155,905.18; Bank of Pacific for Dredge
Fund Account: \$95,301.15; Total of All Accounts: \$1,035,985.96.

Marina – Alicia reported that the season is winding down but people are still
crabbing, and reminded that there is no crabbing on Tuesdays and Wednesdays.
There are currently three (3) 30’ slips, and nine (9) 24’ slips available

Golf – Alicia reported that Saturday, September 21st is the ALS Golf Tournament,
so the course will be closed from 9:00am to 1:00pm, with an entrance fee to the
tournament of \$25.00.

Events – Alicia reported that the next event will be the Christmas Party in
December.

Open Comments

Jim motioned to adjourn the meeting, 2nd by Alicia. Meeting adjourned at 7:11pm.



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Sandy Point Improvement Company Board Meeting Minutes
October 17, 2019
6:30 pm @ The SPIC Clubhouse

In Attendance:

Ed Schild, Kym Embrey, Alicia Beck, Jael Komac

Attendance via GoToMeeting: Bill Rinesmith, Jim Kolbo

Delayed Attendance: Pat Malara

Called to order by Ed at 6:32pm.

Approval of September Minutes

Alicia made a motion to approve the August minutes, 2nd by Jim. Motion approved unanimously

New Business:

Audit – Ed reported that due to lack of a quorum at the Annual General Meeting (AGM) for the shareholders, that Sandy Point Improvement Company will have an audit this year. Kym makes a motion to hire Larsen Gross to conduct the audit, 2nd by Alicia. Jael calls for a discussion. Motion returns to vote, approved unanimously.

Change of Secretary – Kym Embrey rescinds from Secretary on the Board of Directors. Jael nominates Alicia Beck for Secretary position. Kym 2nd the nomination. Nomination passes unanimously.

Motion to Rescind Previous Motion of Transfer of Monies to Savings – Ed explains the motion to rescind previous motion of transfer of monies. Kym Embrey makes a motion to delay transferring monies to verify the correct amount and account for transfer. Jael 2nd the motion. Motion passes unanimously.

Old Business

Pool Replaster/Waterline Tile – Ed reports that there has been a bid from the company that worked on the pools at the Saltspring Drive condos. Due to the unique location and its proximity to the shoreline, all other companies that Sandy Point requested a bid from referred to the company with the existing bid. Kym

makes a motion to schedule repair and replaster the pool tiles up to \$44,000. Jael seconds the motion. Motion passes unanimously.

Marina Launch Ramp – Jim reports he is waiting for an estimate and to determine the permits to possibly remove the concrete slabs and replace with a new ramp.

Committee Reports:

Water – Ed reported that the water loss was 5.63%, while the goal is to be under 5%. The lead and copper levels are at the required state levels, and there were no herbicides found in the water. Ed informed of two projects that are in process to begin: they are sending out for engineering for replacing three 2-inch thin wall pipes; and the benefits and process to switching meters to Automated Meter Instrumentation (AMI), the first step being to acquire the AMI software.

Dredge – Jim reported that we are still waiting for the National Marine Fisheries (NOAA) to submit their report. The Dredge committee is doing everything possible to push for NOAA to complete and release their report. Without the report, the County will not reschedule a hearing for the Dredging.

Finance – Kym reported that at the Bank of Pacific - Checking: \$193,899; Bank of Pacific – Savings: \$210,380; People’s Water Capital Reserve Fund: \$181,446; Key Bank Operating Capital Reserve Fund: \$206,604; Money Market Account for Water Reserve: \$155,922; Bank of Pacific for Dredge Fund Account: \$121,001; all numbers rounded to the nearest dollar. Total of All Accounts: \$1,069,252.

Marina – Alicia reported that the marina is now on limited hours, open from 8:00am – 12:00pm, seven (7) days a week.

Events – Kym reports that there are no updates for the Events committee as they are still establishing the committee. There will still be a Christmas Party.

Golf – Alicia reported that Golf is slowing down and requests that golf carts aren’t to be driven when there is frost on the Golf Course.

Covenants – Pat has been reviewing the covenants and the process in dealing with violations.

Buildings/Grounds – Pat reported that the pool will be replastered as that was just approved, as well as redoing the bathrooms for the pool, the bathrooms at the Marina, as well as updating the Marina area itself.

Open Comments

Alicia motioned to adjourn the meeting, 2nd by Kym. Meeting adjourned at 7:20pm.



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**Sandy Point Improvement Company Board Meeting Minutes
November 21, 2019
6:30 pm @ The SPIC Clubhouse**

In Attendance:

Pat Malara, Ed Schild, Kym Embrey, Alicia Beck

Attendance via GoToMeeting: Jim Kolbo

Absent: Bill Rinesmith, Jael Komac

Called to order by Pat at 6:31pm.

Approval of October Minutes

Ed made a motion to approve the October minutes, 2nd by Jim. Motion approved unanimously

New Business:

Marina Renovations – Pat reports that marina will be completely renovated on the inside. They have one bid from one contractor and waiting for two more. Pat details what the renovations will include.

December Board Meeting Cancelled – Pat reports that the December Board Meeting will be cancelled, and instead there will be a Christmas Party at the Clubhouse. The clubhouse will be decorated and food provided, and any of the board members available will attend. The Christmas Party will be held on December 19, 2019 from 5:00 to 7:00 pm.

Committee Reports:

Water – Ed reported that the water loss was 5.61%, while the goal is to be under 5%, and we are under the state goal of 10%. The lead and copper levels are at the required state levels, and there were no herbicides found in the water. Ed reported there was a fuse that failed at one of the pumps but was immediately fixed. Our residential connections are up from 820 to 832 due to new constructions. The project for replacing three 2-in thin wall pipes has begun. The next upcoming water project would be the process of switching meters to Automated Meter Instrumentation (AMI), the first step being to acquire the AMI software, the next step would possibly be the antenna system. All the plans are part of the 10-year Water System Plan (WSP). Pat reported that 86% of the



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community has reported back with the water surveys and reiterated that they need to be returned for the safety of the water system. The water department is discussing the next step to reaching out to the members that have yet to return their surveys.

Dredge – Jim reported that the report from October is the same for November; that we are still waiting for the National Marine Fisheries (NOAA) to submit their report. The Dredge committee is doing everything possible to push for NOAA to complete and release their report. Without the report, the County will not reschedule a hearing for the Dredging.

Finance – Kym reported that at the Bank of Pacific - Checking: \$199,957; Bank of Pacific – Savings: \$210,325; People’s Water Capital Reserve Fund: \$198,436; Key Bank Operating Capital Reserve Fund: \$206,614; Money Market Account for Water Reserve: \$155,955; Account Receivables: \$121,500; Account Payables: \$7,109; all numbers rounded to the nearest dollar. Total of All Accounts: \$1,092,787.

Events – Kym reports there will be a Christmas Party on Thursday, Dec. 19, 2019 from 5:00-7:00pm. Food will be provided, however feel free to bring your own. There will also be a donation box for the Toys for Tots drive for new and unwrapped toys.

Covenants – Pat reviewed two covenant violations and detailed what the response and action has been to the violations. Pat noted that should there be anymore covenant violations, that we will go through a process of calling the property owners, followed by sending a letter, and then call the county covenant enforcers.

Open Comments

Ed motioned to adjourn the meeting, 2nd by Jim. Meeting adjourned at 7:36pm.