



Mailing Address:
4460 Decatur Drive
Ferndale, WA 98248
Phone: 360 384-3921
Fax: 360 384-3246
www.oursandypoint.com

**Sandy Point Improvement Company Board Meeting Minutes
February 20, 2020
6:30 pm @ The SPIC Clubhouse**

In Attendance:

Ed Schild, Kym Embrey, Alicia Beck

Attendance via GoToMeeting: Bill Rinesmith, Jael Komac, Pat Malara, Jim Kolbo

Called to order by Ed at 6:30pm.

Approval of November Minutes

Bill made a motion to approve the November minutes, 2nd by Kym. Motion approved unanimously.

New Business:

No new business.

Old Business:

Marina Renovations Report – The marina is down to the studs; the old vinyl has been removed and the uneven floor has been grinded to become more even. Electrician has finished installing the new outlets, lights, and wall heaters. Plumber has installed all new plumbing but must wait for drywall and floors to install plumbing fixtures. The marina is expected to be completed in the next 3-4 weeks.

Explanation of new bank account names – Ed explains that the bank account names were changed to better describe and understand what each bank account is for.

Committee Reports:

Water – Ed reported on the two water main breaks occurring in Sandy Point Heights and people's pipes freezing during the freezing week in January 2020. The water department hired a new water technician that is learning a lot and doing great. Current water department projects include replacing three 2-in thin wall pipes and replacing meters to Automated Meter Instrumentation (AMI).

Finance – Bill reported that at the General Checking HOA/Water Account: \$97,959.59; Water Share Savings Account: \$219,398.43; People's Account for



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Water Emergency Reserve: \$215,508.07; 10- Year Capital Improvement Project: \$168,006.14; Dredge Money Market Account: \$162,275.52. Total of All Accounts: \$1,070,172.90.

Events – Kym reported that the Christmas Party raised \$450 for the Ferndale Food Bank, and several boxes for Toys for Tots. The next events will be Sandy Point Clean-Up Day in April; and June will have Sandy Point Day with the opening of the Swimming Pool and grilling hot dogs.

Dredge – Jim reported that the committee was waiting for the National Marine Fisheries (NOAA) to submit their report, and about a month ago the committee submitted a Freedom of Information Act Request. The National Marine Fisheries finally issued their report with a set of conditions, such as the number of hours of dredging that can be done in a day, the amount of cubic yards that could be dredged, etc., that are all feasible and accepted by the contractor. The next step is to request a hearing from Whatcom County and will inform everyone of when the hearing is scheduled.

Buildings/Grounds – Pat stated that we finally have our permits for the playground, and now waiting for better weather to install the playground. Bill Rinesmith is going to work with the volunteers for installing, and there will also be professionals to complete the cement work. The pool is scheduled to be resurfaced and retiled the second week of April and is estimated to take one month to complete.

Marina – Alicia reported that the marina is slower during this time of year but has been busy during Black mouth season. The building is closed due to the renovations, but the work trailer is open if someone needs an attendant.

Open Comments

Pat motioned to adjourn the meeting, 2nd by Jim. Meeting adjourned at 7:16pm.



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Sandy Point Improvement Company Board Meeting Minutes
March 19, 2020
6:30 pm via GoToMeeting

In Attendance:

Pat Malara, Ed Schild, Alicia Beck, Jim Kolbo, Kym Embrey

Absent:

Bill Rinesmith, Jael Komac

Called to order by Pat at 6:31pm.

Approval of February Minutes

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

New Business:

Sandy Point Preparedness of Coronavirus – Pat Malara wrote a letter explaining that the office is open but the doors will remain locked and not allowing customers in, the marina is closed, and facilities will not be rented. The letter is posted to the website.

Sandy Point Easement for Jepson – Pat Malara wants to walk off the easement for Jepson due to the possibility of the easement running through the marina parking lot.

Motion to Approve Restate Marina Loan Payback – Jim Kolbo makes a motion to “approve the final Marina loan (borrowed on July 12, 2017 from account 1151-00) payoff of 18,093.06 as of the October 2019 closing of the books (less any water shares funds collected since October applied 39% to HOA when accounting is complete) by continuing to pay \$16,866 at the end of the current ongoing Marina loan payback to the Water Capital Reserve Fund (estimated to be July 2020) until pay-off is complete (estimated to be October 2020).” Alicia Beck seconds the motion. Motion approved unanimously.

Old Business:

Patos Tide Gate Repaired – Ed Schild inspected the tide gates for concern of water over the roadways in Sandy Point Shores. Sandy Point hired a contractor

to clean out the tide gates. Ed and Jim discuss possibly flushing the culvert to the outfall.

Elevator – Pat clarifies that the elevator does work but a key is necessary to operate.

Committee Reports:

Water – Pat noted that the 10-year water plan budget is not going to be affected by the main water breaks because they come out of general funding. Ed reported that our average water loss is up to 10% due to the water main breaks, the water is accounted for due to the breaks but the average water loss will need to gradually decrease to below 5% again for our goal. They are waiting for two new bids for the three 2-inch thin wall pipes since the county changed their requirements. The water committee is waiting on installing the new AMI software for the company to set up training.

Dredge – Jim reported that the court date for the Dredge Hearing was previously scheduled for April 1st, however due to “social distancing” standards and anticipation of a high turn out of people, the hearing was rescheduled to a later day. Date is yet to be determined.

Finance – Kym reported that at the General Checking HOA/Water Account: \$120,751; Water Share Savings Account: \$223,921; People’s Account for Water Emergency Reserve: \$215,574; 10-Year Capital Improvement Project: \$158,023; HOA Capital Improvement Fund: \$206,625; Dredge Money Market Account: \$162,291. Total of All Accounts: \$1,087,185.

Events – Kym reported that all the events are still to be determined, but estimated that the Sandy Point Clean-Up day is schedule for May 2nd from 8am-12pm, with coffee and doughnuts at the clubhouse and marina, and the BBQ with hot dogs at 11:30am at the marina. June 20th is Sandy Point Day all day at the pool, with free golf lessons, and a BBQ. The December Christmas Party will be on Thursday, December 17th from 5-7pm in place of the Board Meeting at the Clubhouse.

Marina – Alicia reported that the marina is doing great, the renovation is almost complete. The cabinets are installed, the countertops are getting measured on March 31st, and shortly after will be installed. Jeff McKay and John Lynch are working to purchase the TV from the Yacht Club. The plumber has been set back a little bit but will not hold the rest of the marina renovation back. The gas shack and marina office are currently closed.



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Golf – Alicia reported that during the social distancing, that golf has actually picked up in business, however toilet paper is being taken out of the golf bathrooms.

Buildings/Grounds – Pat stated that the pool's retiling is going to start soon, the grounds and golf is running. Bill Rinesmith is going to work with volunteers for installing the playground, and there will also be professionals to complete the cement work.

No Open Comments

Jim motioned to adjourn the meeting, 2nd by Alicia. Meeting adjourned at 7:16pm.



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Sandy Point Improvement Company Board Meeting Minutes
April 16, 2020
5:30 pm via GoToMeeting

In Attendance:

Pat Malara, Ed Schild, Alicia Beck, Jim Kolbo, Kym Embrey, Jael Komac

Absent:

Bill Rinesmith

Called to order by Ed at 5:41pm.

Approval of March Minutes

Ed Schild would like March Minutes to be corrected to reflect the Patos Tide Gates still needs work completed. **Ed made a motion to approve the March minutes**, 2nd by Jael. Motion approved unanimously.

New Business:

Sandy Point Heights Sign – There will be an update for the sign in May.

Audit – The audit is currently in process; the company is working remotely.

Voting by Mail for AGM – Pat has spoken with the attorney and he is looking at options for mail-in voting.

Facility Rental Agreement – The Facility Rental Agreement is going to be revisited at a later date due to COVID19*.

Committee Reports:

Water – Ed reports that the annual flushing was just completed. The water committee is waiting for Master Meter to upload their software and then complete training; training will be done online due to COVID19. After training is completed, AMI meters may begin being installed. The annual manual meter reads are coming up to ensure meters are running properly with no issues. There have been two bids for replacing the 2-in Thin wall replacements on Shaw Court. A new system has been installed at Walltine pump house and Neptune to track the

* COVID19 – 2019 Novel Coronavirus Outbreak

tank levels. This will improve response time during main breaks or other water issues.

Dredge – Jim reported that they have received the final conditions from National Marine Fisheries Service (NMFS) and the official report which is being forwarded to the county to arrange a hearing. The hearing has not been scheduled due to COVID19.

Golf – Alicia reported that the golf course is currently closed due to COVID19, staff are reviewing safety precautions to take when the golf course is allowed to reopen.

Finance – Kym reported that at the General Checking HOA/Water Account: \$72,972; Water Share Savings Account: \$223,921; People's Account for Water Emergency Reserve: \$232,440; 10-Year Capital Improvement Project: \$190,273; HOA Capital Improvement Fund: \$206,625; Dredge Money Market Account: \$167,459. Total of All Accounts: \$1,093,690.

Events – Kym reported that all the Events have been put on hold due to COVID19.

Marina – Alicia reported that the Marina Clubhouse remodel is nearly complete. Marina gate may be used by fob members only during current COVID19 guidelines. Government agencies and emergency services may use the marina launch as well. Marina building is closed to the public.

No Open Comments

Jim motioned to adjourn the meeting, 2nd by Pat. Meeting adjourned at 6:18pm.



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Sandy Point Improvement Company Board Meeting Minutes
May 21, 2020
6:00 pm via GoToMeeting

In Attendance:

Pat Malara, Ed Schild, Alicia Beck, Jim Kolbo, Kym Embrey

Absent:

Bill Rinesmith, Jael Komac

Called to order by Pat at 6:11pm.

Approval of April Minutes

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

New Business:

COVID19 Company Compliance – Sandy Point has been keeping safe distancing, restrooms remain closed, garbage cans have been placed back on the golf course.

Old Business:

Sandy Point Heights Sign Design – The signs have been sent to the board members for review. Jim made recommendations for installation of the signs. **Pat makes a motion to approve the design for the Sandy Point Heights and the Sandy Point Shores sign designs, 2nd by Ed.** Motion approved unanimously.

Committee Reports:

Water – Ed reported that our average water loss has decreased. The training for the new AMI software was completed at the beginning of May. The new AMI meters are almost ready to begin installation, waiting on pricing for antennas to reduce drive-by meter reads. The Consumer Confidence report is going out in the June Billing. The manual reads to check on meters was completed to ensure meters are operating without any issues, and flushing was conducted in April with no issues. The contract has been chosen for replacing the three 2-inch thin wall pipes. Sandy Point has been working with the county on how to replace the new thin wall pipes; expecting to begin project in June.

Dredge – Jim reported that the Dredge is still waiting for a hearing with Whatcom County, which is being delayed due to COVID19.

Finance – Kym reported that at the General Checking HOA/Water Account: \$137,463; Water Share Savings Account: \$232,959; People's Account for Water Emergency Reserve: \$232,498; 10-Year Capital Improvement Project: \$190,300; HOA Capital Improvement Fund: \$206,600; Dredge Money Market Account: \$167,484. Total of All Accounts: \$1,167,304. Marina Clubhouse was paid with the General Checking HOA/Water Account, but money will be transferred back into account from the HOA Capital Improvement Fund. The audit has been resumed after being put on hold due to COVID19.

Events – Kym reported that all the Events have been put on hold due to COVID19.

Marina – Alicia reported that the marina building is still closed to the public, however the gas and launch is still open. Moorage and marina fobs are still being processed over the phone. The moorage is at about 75%, and the dry storage is full. The pile of wood and debris near the gas shack has been removed. On June 1st, the marina will begin running on summer hours which are as follows: Monday-Thursday 8:00am – 4:30pm, and Friday-Sunday 6:30am – 4:30pm.

Buildings/Grounds – Pat stated that the pool is in the process of being retiled and re-plastered. Due to COVID19, the opening date of the pool is not available until allowed by the state. Sandy Point is looking at ordering outdoor showers instead of the change room showers, table and chairs possibly will not be available, and pool toys will not be available for play due to health concerns. All of the properties have been mowed and maintained. In regard to complaints about chickens and roosters, the office has spoken with the owner of the birds twice, called the health department and they will not interfere, and the Sandy Point Covenants has never had a fine system in place.

Golf – Alicia reported that the golf course has been reopened and in compliance with the Covid 19 rules. If golfers are not from the same household, there can only be two people teeing off at a time. When you check in, you need to check in with the golf attendant and they will write your name on the sign-in list for you. All the flags, golf carts (for free use), and paperwork has been removed to reduce touch points. You may have a foursome if everyone is from the same household. There is hand sanitizer when you check in, score cards are available by asking the attendant, putting cups have been placed in holes, and few garbage cans have been replaced on the course. Dayle and Sam Adkins are re doing are tee signs.



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No Open Comments

Ed motioned to adjourn the meeting, 2nd by Jim. Meeting adjourned at 6:53pm.



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Sandy Point Improvement Company Board Meeting Minutes
June 18, 2020
6:00 pm via GoToMeeting

In Attendance:

Pat Malara, Ed Schild, Alicia Beck, Bill Rinesmith, Jim Kolbo, Jael Komac

Absent:

Kym Embrey

Called to order by Ed at 6:30pm.

Approval of May Minutes

Jim made a motion to approve the May minutes, 2nd by Pat. Ed Schild and Jael Komac abstain their vote. Motion approved.

New Business:

Water Budget – Water committee has agreed to move forward with getting all the meters changed and antennas installed this year. This is included in the water budget and is the most cost-efficient way. The contract for the 2-inch thin walls replacement was approved which is also included in the Budget.

Old Business:

Audit Update – Paul and Debbie have completed sending all the requested information and reports to Larsen Gross. Paul speculates there could be more questions. Pat thinks the audit is almost completed.

Committee Reports:

Water – Ed reported that the state had issued Sandy Point with 171 water shares, and year to date 27 shares have been bought. 1.6 million cubic feet of water has been used year to date, higher than normal, possibly due to COVID-19; water loss has decreased. The water committee has been working on getting the contract for the 2-inch thin wall replacement for Shaw Court. They are also working on getting internet at Walltine and repairing fire hydrants.

Dredge – Jim reported that the Dredge is still waiting for a hearing with Whatcom County, which is being delayed due to COVID-19. The Dredge committee is hoping they can get a virtual hearing.

Finance – Bill reported that at the General Checking HOA/Water Account: \$170,773; Water Share Savings Account: \$160,718; People’s Account for Water Emergency Reserve: \$164,373; 10-Year Capital Improvement Project: \$133,965; HOA Capital Improvement Fund: \$206,600. Total of All Accounts: \$836,429.

Events – No Report.

Marina – Alicia reported that the marina building remodel is completed besides the backsplash in the kitchen. Debbie is trying to schedule an appointment to have the backsplash done. The new tables and chairs are at the marina now. The building is still closed to the public. The marina has stayed busy; moorage is doing great, and a lot of Marina Key Fobs are being sold. The summer hours are in effect. NRC is going to be putting out new “No Wake” buoys.

Buildings/Grounds – Pat stated that the pool retiling is completed and came in under budget. The pool is being broomed twice a day, every day, the pool heater has had its annual check-up, Sandy Point has bought an outdoor shower, although the pool cannot open until Phase Three. Misters have been purchased for sanitizing, toys are put away, and capacity will need to be at 50% if the pool can open. The golf course looks good, and the rest of the buildings and properties are well-maintained and look great. Since buildings and grounds are closed, Pat would like to replace the refrigerator and oven in the Clubhouse and replace the countertops. **Jael makes a motion to spend up to \$8,000 and move forward with replacing the refrigerator, oven, and counter tops in the Clubhouse Kitchen. Ed seconds the motion. Motion passes unanimously.**

Golf – Alicia reported that the golf course looks great and we have had three Hole-in-Ones. The golf course is practicing Social Distancing and having golfers sign in in case we may need to contact someone. Debbie is having a license video photographer and licensed drone guide bring his drone to video record over the golf course and the swimming pool.

No Open Comments

Jim motioned to adjourn the meeting, 2nd by Pat. Meeting adjourned at 6:53pm.



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**Sandy Point Improvement Company Board Meeting Minutes
July 16, 2020
6:30 pm via GoToMeeting**

In Attendance:

Pat Malara, Ed Schild, Alicia Beck, Bill Rinesmith, Jim Kolbo, Jael Komac, Kym Embrey

Called to order by Ed at 6:25pm.

Approval of June Minutes

Jael made a motion to approve the June minutes, 2nd by Jim. Motion approved.

New Business:

Builder Extension Agreement – The Builder Extension Agreement is for an individual that needs to extend the water main to a property that has already sold.

Developer Extension Agreement – The Developer Extension Agreement is for a large parcel of property that is going to be subdivided, Sandy Point will be able to give them a Water Availability Letter stating water is available, however water cannot be guaranteed until the plats are approved and lots sold, and water shares will be issued on a per sale as the lots are sold. **Ed makes a motion: “I move to adopt the developer extension agreement as presented and approve the minutes from time to time based on the advice from the Sandy Point Improvement Company Legal recommendations and water consultants.” Jael seconds and wants on the record: “I’m going to be voting yes on this but I had not had an opportunity to read the agreement but I’m only voting yes because its being recommended to us by our attorneys.” Motion passes unanimously.**

Website – Jim would like for the website to be revised to be more user friendly, and to fix the Name section for Contact your Board Member(s).

Old Business:

Audit Update – Pat Malara reports that the audit is with Larsen Gross, they have all the information and documents and they just need to finalize. Kim adds that there still may be additional questions after Larsen Gross reviews the audit and more requests, but currently everything requested has been sent. Jael would like to inform Larsen



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Gross of the AGM date to hopefully have the audit completed and a report back by that time to give to shareholders.

AGM 2020 – Pat Malara reports that the board has agreed to do mail in ballots for the AGM and a ZOOM meeting will be held shortly after Unity HR has the results from the ballots. The ZOOM meeting will announce the results and the committee reports and hopefully the audit. **Ed makes a motion to move the October meeting to Saturday, October 17th, and use the meeting as a retreat day and meeting. Jim seconds the motion. Motion approved unanimously.**

Signage – Pat reports that the signage design has been approved but waiting for the contractor to get a cost estimate and build the signs.

Committee Reports:

Water – Ed reported that the last month has been focused on changing the computer system over to the new AMI Software. Rick Frye has been working extensively to figure out how much equipment is needed so that we do not over buy; it is possible to change the registers and not buy a whole new meter. They are also looking at installing the antennas soon and deciding locations for the antennas. Pat and Debbie have been looking at buying all the meters at once to get a better deal. Rick has also got the software working to start reading the new and old meters. Water Consumption has been up since the beginning of the year, presumably because people are staying home during COVID19; water loss is down.

Dredge – Jim reported that the Board of Directors have sent an email to everyone who has donated to the Dredge, how to contact and urging people to contact the County to proceed with the Dredging. The County has issued another Notice of Additional Requirements (NOAR). **Jael makes a motion “that Sandy Point Improvement Company uses our website and customer email list to distribute a statement from the Sandy Point Dredge folk on how they need the community to help on this issue.” Pat Seconds the motion. Motion passes unanimously.**

Finance – Bill reported that at the General Checking HOA/Water Account: \$167,122.16; Water Share Savings Account: \$232,126.03; People’s Account for Water Emergency Reserve: \$249,382.99; 10-Year Capital Improvement Project: \$190,313.96; HOA Capital Improvement Fund: \$206,634.02; Dredge Money Market Account: \$167,496.05. Total of All Accounts: \$1,213,075.21.

Events – No Report.



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Marina – Alicia reported that the marina has been very busy. The launch ramp walls have gotten a fresh coat of paint. The marina building is still closed because of COVID. Marina revenue is down about 5% from this time last year. The “NO WAKE” signs have been placed. The new employee at the marina is named John.

Golf – Alicia reported that the golf is busy, and we have been selling more outside memberships than ever before. When you are using a golf cart, we ask members to get out of their cart and open the gate, DO NOT RAM THE GATE. Considering the course was closed temporarily for a short period of time, golf is only about \$100 shy of this time last year. There still cannot be any Tournaments or Scrambles.

Buildings/Grounds – Pat stated that the pool still cannot be open until the County has reached Phase 3. The parking blocks and lines in the parking lots at the clubhouse and the marina have all been repainted yellow. The signs are being worked on. The playground cannot be installed until the county has reached Phase 3.

No Open Comments

Jim motioned to adjourn the meeting, 2nd by Alicia. Meeting adjourned at 7:25pm.



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**Sandy Point Improvement Company Board Meeting Minutes
August 20, 2020
6:30 pm via GoToMeeting**

In Attendance:

Pat Malara, Ed Schild, Alicia Beck, Bill Rinesmith, Jim Kolbo, Jael Komac, Kym Embrey

Called to order by Ed at 7:42pm.

New Business:

Marina Directional Sign on the Corner of Thetis and Sucia – Jael would like to recommend a sign on the corner of Thetis and Sucia to direct Marina traffic to the marina. Hopefully avoiding unneeded turn arounds and possible accidents by marina traffic missing the turn on Thetis for the Marina. Pat says that he will take Jael's recommendation into consideration, check with owners of the corner lot and ask Debbie to investigate directional signs for the Marina.

Sandy Point Broader Way Dredging Fund Disposition Resolution - Jim makes a motion "In regard to, the Sandy Point Broader Way Dredging Fund Disposition Resolution. Its original inception was September 6, 2018, I do not have the specific date, but it was prior to the AGM for 2018. I would like to request, based on the language that was presented to the Board of Directors that we adopt the new resolution allowing for a continued holding of the funds until March 1, 2022." Pat seconds the motion. There is discussion about the motion. Pat rescinds his second to the motion. Jim formally withdraws his motion. Pat makes a motion **"I would like to make a motion that the Sandy Point Dredge Fund Disposition Resolution that was signed and approved by the Board of Directors on September 29, 2018, that we include the language in two of the paragraphs to say that 'In the event that the dredging is not completed by September 1, 2022 or in the event the project is abandoned or cancelled, all funds will be returned to each Class A Shareholder, or Class C Member, or any organization that has contributed funds, the Class A and Class C Shareholders and members will received a credit to their account that will be applied towards any monies owed to the Sandy Point Improvement Company, and that a check will be refunded to organizations that have donated money.'"** Jim seconds that motion. Pat would like to amend his motion to state, **"that in addition to this motion, if approved tonight, a revised hardcopy will be sent out to all current board members, for signature by mid next week."** Jim seconds the amendment as well. The amendment passes unanimously. The motion passes unanimously.

Old Business:

Audit Update – Pat Malara reports that the audit is close to being completed.

There were more questions requested by Larsen Gross that were answered promptly by Pat.

AGM 2020 – Pat Malara reports that Unity HR has reserved a PO Box in Canada for Canadian residents to send their ballots to by a deadline. Unity HR has permission to cross the border and collect the ballots on the deadline and have the ballots counted by the AGM. Pat Belfor from Unity HR and Scott Swanson, Sandy Point Lawyer, are communicating about the AGM. There will still be a Zoom Meeting to announce the new board members, discuss the Audit, and report the Committee reports.

Committee Reports:

Water – Ed reported that the water committee has order 800 new AMI meters, the antenna system. There is a goal to have meter installations completed by the end of October, possibly into the beginning of November. Shaw Court 2-inch thin wall replacement project begins August 24th and projected to take 3-4 weeks. They are starting with Shaw Court as that is the worst thin wall, and the water committee is assessing the probability of replacing another thin wall next year, depending on budget. Water loss is down, partly because water usage is up.

Dredge – Jim reported the Dredge committee received an NOAR (Notice of Additional Requirements) by the county, and the committee is in the process of answering them and should be answered by September 5th. The county has committed to giving a reply in one week regarding the NOAR.

Finance – Bill reported that at the General Checking HOA/Water Account: \$199,615.72; Water Share Savings Account: \$104,051.69; People's Account for Water Emergency Reserve: \$249,424.51; 10-Year Capital Improvement Project: \$331,954.17; HOA Capital Improvement Fund: \$156,693.16; Dredge Money Market Account: \$167,517.97. Total of All Accounts: \$1,209,257.22.

Events – No Report.

Marina – Alicia reported that the marina has stayed consistently busy. Crabbing began on August 20th. The marina bathrooms are being completed to be opened soon. The bathrooms will only be accessed by the side door and only during Marina office hours.

Golf – Alicia reported that the golf has been busy and should be busy up until Labor Day, at which point, it typically starts to drop. Alicia is going to ask Debbie to investigate how much it would be to fix the current Greens Mower.



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Buildings/Grounds – Pat stated that everything is in great state and the marina looks great. There is a contractor for the playground, and look at only putting in the subterranean application, but not yet install the equipment until the county reaches phase 3. The grounds under the harbor entrance is becoming bad and is becoming very narrow. The signs are being made and will be completed very soon.

No Open Comments

Pat motioned to adjourn the meeting, 2nd by Jim. Meeting adjourned at 8:20pm.



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**Sandy Point Improvement Company Board Meeting Minutes
October 15, 2020
5:30 pm via GoToMeeting**

In Attendance:

Pat Malara, Ed Schild, Bill Rinesmith, Jim Kolbo, Kym Embrey, Steve Stedman

Called to order by Pat at 5:34pm.

Approval of August Minutes

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

New Business:

Sandy Point Security (Cameras and Guards) – Pat Malara reports that the board is looking into possibly hiring a security guard to drive through the neighborhoods at random times in the night. Bill suggests looking at hiring an official officer to perform these drive throughs as they will have officer authority. Pat would also like to consider installing live cameras.

Old Business:

Playground – Pat Malara reports that Whatcom County and the City of Ferndale is going to reopen their playgrounds with monitoring. Pat would like to install the base and foundation for the playground next week, if there are any pieces that are protruding from the ground, they will be covered by cones and there will be a “No Trespassing” sign posted.

Committee Reports:

Water – Ed reports that the water committee is in the middle of installing all the new AMI meters. He approximates about 350 meters have been swapped out of 800+. There are few minor discrepancies that arise but are handled promptly, such as mistyping a number in the AMI software; these discrepancies do not cause any further problems and the project is progressing as expected. The estimated date of completion is by the end of the year. The remote antenna still needs to be installed and then the meters will be able to be read remotely. Water loss is up a little due to the PVC being replaced near Shaw Court failed.



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Dredge – Jim reported that the County had sent out a Notice for Additional Requirements, that the board is currently working on. The Dredge project is still moving forward.

Finance – Kim reported that at the General Checking HOA/Water Account: \$231,539.50; Water Share Savings Account: \$104,057.50; People’s Account for Water Emergency Reserve: \$249,445; 10-Year Capital Improvement Project: \$331,984; HOA Capital Improvement Fund: \$156,689; Dredge Money Market Account: \$157,529. Total of All Accounts: \$1,231,244. Pat has sent out the final letter from Larson Gross for the audit, which returned cleaned.

Events – No Report.

Marina – Steve reported that the marina has slowed down since the summer has come to an end. The marina hours are changing on October 17th, from Monday-Friday, 8:00am-2:00pm, Saturday-Sunday, 8:00am-4:30pm. The crab season has changed to be open all week long, so people have been crabbing all of October. Then the Marina Hours will change to the off-season hours on November 1st, from Monday-Friday 8:00am-12:00pm, Saturday-Sunday 8:00am-4:30pm. John that works at the Marina, lives nearby and is available for call outs as needed.

Golf – No Report.

Buildings/Grounds – Pat reported that the Golf Course is in beautiful shape and being maintained. The building is in good shape but needs cleaned as all the birds have flown away. The office is in good shape. Pat would like to get quotes over winter to remodel the shower rooms for the pools. The Marina just needs the backsplash, and the remodel will be completed. Pat also stated that something happened at Agate Lake to cause some wildlife to die, so Sandy Point collected a water sample and sent it off to a Lab and are currently awaiting results.

No Open Comments

Jim motioned to adjourn the meeting, 2nd by Kim. Meeting adjourned at 6:10pm.



Mailing Address:
4460 Decatur Drive
Ferndale, WA 98248
Phone: 360 384-3921
Fax: 360 384-3246
www.oursandypoint.com

**Sandy Point Improvement Company Board Meeting Minutes
November 19, 2020
5:30 pm via Zoom Webinar**

In Attendance:

Pat Malara, Ed Schild, Bill Rinesmith, Kym Embrey, Steve Stedman, Alicia Beck

Called to order by Ed at 6:42pm.

Approval of October Minutes

Pat made a motion to approve the October minutes, 2nd by Bill. Motion approved.

New Business:

No New Business

Old Business:

Playground – Pat Malara reports that the playground construction has been started. The contractor has begun digging holes and pouring foundation.

Agate Lake Update – Alicia Beck reports that they have received the results for the levels of Copper and Sulfate that was in Agate Lake; the levels have returned to safe levels.

Committee Reports:

Water – Ed reports that the water committee is in the middle of installing all the new AMI meters. He approximates about 550 meters have been swapped out of 800+. The antenna system has been installed and getting it working. There will still be drive by reads as needed for the old meters still in the ground.

Dredge – Pat reported that the committee has compiled and sent off all the additional requirements to the county that was previously requested. The corps of Engineers had also requested additional information, in which the committee has also compiled.

Finance – Kim reported that at the General Checking HOA/Water Account: \$178,730; Water Share Savings Account: \$104,063; People's Account for Water Emergency Reserve: \$249,466; 10-Year Capital Improvement Project: \$147,514; HOA Capital Improvement Fund: \$156,643; Dredge Money Market Account:



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\$167,539. Total of All Accounts: \$1,003,955. The total cost for the audit was \$15,940.

Events – No Report.

Marina – Steve reported that the marina hours are currently from Monday-Friday, 8:00am-12:00pm, Saturday-Sunday, 8:00am-4:30pm. The dock and the fire lines have been blown out and winterized, so they will not freeze. They are also looking at installing more cameras at the marina and for the entrance of the Shores. Also looking at cameras that have real-time alerts and observation. Members should also make sure that their boats are tied up and secured as the winds get strong down on the Shores. Logs are occasionally being pushed into the marina and the ramp from the water and wind, when the weather begins to get better, the logs will be removed safely.

Buildings/Grounds – Pat reported that as previously mentioned, the playground construction has begun. There is temporary fencing around the playground, to please respect it and stay out. The county has cleaned the ditches in the Shores and the Heights. The tide gates are working well since there has been maintenance on them. The County's Tide Gate in the Heights needs work and has requested the County to work on it. Debbie has gotten some estimates for the countertops in the Clubhouse.

Golf – Alicia reported that the golf course is going to start getting flooded going into winter with the increase amount of rain.

No Open Comments

Pat motioned to adjourn the meeting, 2nd by Alicia. Meeting adjourned at 7:03pm.