

West Beach Road Association

Minutes of Annual Meeting

March 16, 2024

The Annual Meeting of the West Beach Road Association was held on March 16, 2024 at the Sno-Isle Library Community Room, Coupeville, WA 98239

Present were Rudy Deck (Proxies for Hughes, McDonough, Salinger, VanZytveld, and Cybula), Katherine Holloway, Cindy Lewis & George Muller, Cathy & Cedric Niir, Bill & Loretta Hamburg, Jennie & Brian Hunt, Cheryl Gagne, Patricia Finnegan, Azin & Mostafa Rassaian, Marisa Dagget, Wendy & James Patton, Barbara Kruse, Katherine and Doug Shaw, Chandler Dalby, Bob Bush, and Julie Brockman.

The Meeting was Called to Order by President Cindy Lewis at Noon. The Secretary, Rudy Deck, reported a quorum of the members (21/23) were present or represented by Proxy.

President Cindy Lewis invited all members to introduce themselves. There are no new or major community issues to report.

A Motion was made by Jim Patton and Seconded by Barbara Kruse to waive reading the Minutes of the 2/18/23 Annual Meeting. The Minutes of the 2/18/23 Annual Meeting were approved unanimously.

Treasurer Azin Rassaian reported that all finances are stable with no outstanding issues.

Northwest Water Co (formerly King Water) is behind on issuing bills and payments.

She will check with NW Water why members have not received their OND water bills yet.

Water Manager Brian Hunt reported all water system equipment and operations are normal.

The only major expense was repair of the blowoff valve in 12/23 for \$4600. His suggestion of the WBRA acquiring an additional propane tank for

additional capacity to power our generator in the event of a major power interruption was favorably received by the members.

This new tank would cost approx \$1245 + the cost of the initial propane fill up.

Brian will also work to document a water use/waste reduction plan.

Brian recommended continuing the current water use rate at \$0.0092/ gallon.

(no increase in the past 5 years!)

Motion to approve was made by Jim Patton and Seconded by Mostafa Rassaian..

Approved Unanimously.

A motion was made by Brian Hunt to continue the current Water System Cap Fund assessment at \$75/quarter.

Motion to approve was made by Marisa Dagget, Seconded by Barbara Kruse.

Approved Unanimously.

A motion was made by Barbara Kruse and Seconded by Mostafa Rassaian to continue Annual Dues of \$100, payable by 4/15/24.

Approved Unanimously.

Road Manager Rudy Deck reported that American Ln was last resurfaced in 2022.

Resurfacing American Ln and Seacliff Ln is planned for later in 2024.

Rudy will contact the owners of the new home under construction on American way for a contribution.

A motion was made by Jenny Hunt and Seconded by Barbara Kruse to continue the current Road Fund assessment of \$150, payable by 4/15/24.

Approved Unanimously.

The Secretary (Rudy Deck) will send out a bill for dues and assessments to all members.

ACC Chairman Bill Hamburg had no report.

Treasurer Azin Rasaian presented the proposed 2024 Budget for approval.

A motion was made by Patricia Finnegan and Seconded by Barbara Kruse to approve the proposed budget.
Approved Unanimously.

Three amendments to the CC&Rs have been proposed by members. Details of each proposed amendment have been provided to the members. A 2/3 affirmative vote is necessary to adopt each amendment. Voting on the 5 following amendments and elections issues were by private ballot, and counted jointly by the President and the Secretary.

Vote #1 - Amendment submitted by Rudy Deck

A motion to update Article VI Section 8 by replacing “Roberts Manual of Parliamentary Rules” to “Roberts Rules of Order, newly Revised, 12th Edition” was made by Barbara Kruse and Seconded by Chandler Dalby. There was no discussion.

This amendment was approved by 19 - 1 with one abstention.

Vote #2 - Amendment submitted by Bill Hamburg, Dan Cybula, and Michelle-Kuss Cybula

A motion to amend Article XV Section 7 from “at least 3/4 approval” to “2/3 approval” was made by Barbara Kruse and seconded by Bob Bush.

During discussion of this proposal, the wording was changed for clarity to “Approval by a two-thirds (2/3) of the property owners actually voting in person or by proxy (one per property) shall be necessary to get both initial and ongoing year-to-year permission to keep the specified animals.”

A motion to approve this wording change was made by Barbara Kruse and seconded by Jennie Hunt. This wording change was approved unanimously.

The amendment was approved by 18 - 3.

Vote#3 - Amendment submitted by Bill Hamburg.

A motion to amend Article XV Section 7 from requiring “the need for ongoing year-to-year permission from the membership to keep specified animals” to “an annual inspection and enforcement by the Architectural Control Committee” was made by Jim Patton and seconded by Barbara Kruse.

During discussion, the frequency of ACC inspections were clarified as being either annual or upon complaints from a member. Options for ACC

enforcement in the event of a poorly maintained animal property were reviewed.

One member's consideration of barring a property owner with animals from being on the ACC (and inspecting his/her own property) was dismissed. The amendment was approved by 15 - 6.

The Secretary summarized that as a result of Votes #2 & #3 both being approved, two-thirds (2/3) approval will now be required for initial approval for new specific animals.

No annual re-approval vote will be required for permission for previously approved specific animals, only annual ACC inspection and enforcement.

Vote #4

A motion to proceed with the election of one ACC Member was proposed by Jennie Hunt and Seconded by Barbara Kruse.

Approved unanimously.

Bill Hamburg was elected to a 3 year term with 17 yes votes, one vote for Michelle-Kuss Cybula, and 3 abstained.

Vote #5

A motion to proceed with the elections of 2 Board members was made by Katherine Holloway and seconded by Chandler Dalby.

The top two vote getters will be elected to a 3 year term.

Approved unanimously.

Jenny Hunt was elected with 19 votes, Michelle Kuss-Cybula was elected with 14 votes, and Bill Hamburg was not elected with 9 votes.

Cindy Lewis presented two non-WBRA related proposals under New Business.

She proposed a neighborhood garage sale in April (?) and neighborhood participation in an Emergency Preparedness program.

Members appeared to generally be supportive and would participate in these two activities.

President Cindy Lewis adjourned the meeting at 1:45 PM.

Motion to adjourn by Bill Hamburg, Seconded by Doug Shaw.

Approved unanimously.

Rudy Deck, Secretary, West Beach Road Association