

APPROVED BY THE DRIFTWOOD KEY CLUB BOARD OF TRUSTEES

MAY 12, 2011

Driftwood Key Club Board of Trustees' Meeting

Thursday, March 10, 2011

7:00 p.m.

The meeting was called to order at 7:00 p.m. by Brad Luton, President.

All attendees stood for the Pledge of Allegiance to the flag.

The following Board Members were present: John Ward, Chris McClellan, Tom Clayton, Brad Luton, John Remington, Larry Schwerin, Bill Buegel, Mary Bryant.

Cindy Brooke was not present but had filed a proxy.

**OFFICERS' REPORTS**

**President's Report:** Brad Luton announced the appointment of Larry Schwerin to the Governance Document Committee and Bill Buegel to the Policies and Procedures Committee.

Brad then made a statement about the finances of the Driftwood Key Club and reminded members that the books are open to the public and people have been invited to come and look at the books. He stated that allegations about concerns with the finances need to be specific and if you have facts they should be presented to the board.

**Vice President's Report:** No report

**Treasurer's Report:** The full text of the written report is appended to these minutes. John Ward reported that the IRS issue involving an incorrect Employer Identification Number provided to the IRS several years ago has been resolved. He reported the Driftwood Key Club has a refund pending due to an overpayment several years ago.

Treasurer Ward provided detail on some of the legal expenses reflected in the financial statements. The largest portion of the expenditure was due to litigation of a boundary dispute. Other legal costs resulted from work caused by a member consultation with the lawyers, review of the audit letter and a foreclosure.

The Driftwood Key Club currently has an available balance of \$381,792. There are \$142,000 remaining in the dredging line of credit. John Ward noted that this costs about \$800 per month in interest.

The February checkbook detail was presented in writing.

**Secretary's Report:** Not present

**COMMITTEE REPORTS**

**Docks and Waterfront Committee:** The full text of the written report is appended to these minutes. John Ward, committee chair, reported that Kitsap County Health Department has been sampling our bay for fecal coliform.

The sani-sailor pump out is still awaiting repair. A firm in Bellingham has offered to assist us in securing grant funds for the replacement/repair if we purchase the replacement through them.

Mooring lines on many boats are frayed or undersized and need to be replaced in order to ensure the safety of member and club property. Ward suggested that the club may want to buy line in bulk and make it available to boat owners in the marina for a fee.

Ward reported that the insurance underwriter has visited the waterfront and docks. He noted that all activities and installations on the docks present a liability to the Driftwood Key Club. He suggested a standpipe to put out boat fires may be in order and that motion detecting lights and surveillance cameras are useful in fighting crime.

The water system and the sani-sailor are still in need of repair and the volunteer force that he thought may be available to handle this is not available at this time.

**Public Safety Committee:** John Remington reported on the commercial business putting door hangers on homes and the safety issue this causes. The club needs to install "No Solicitation" signs on the Driftwood Key signs in order to be able to enforce the policy and contact law enforcement.

**Building and Grounds Committee:** John Remington, committee chair, reported that some residents have been using the dumpster for disposing of household garbage. This week it was too full to allow any additional garbage to be placed in it. The dumpster is for club and boaters' use only. It is not to be used for household garbage.

Pet owners have not been picking up after their pets and have deposited bags of dog "poop" along the side of roads in Driftwood Key. This was brought to our attention by the County. They have suggested signage and trash cans be placed throughout the community to stop this. Remington suggested communicating with club members about this as a first step and proceeding to signage, etc. only if needed.

**Stormwater Committee:** John Remington, committee contact, reported that the Backyard Habitat grant to abate noxious weeds, improve drainage and remove creosote logs in the beach area is moving forward. Community members will be updated as planning progresses.

Lot 54 issues are still being worked on.

**Greater Hansville Area Advisory Council (GHAAC):** John Remington reported that a recent meeting addressed the following area concerns:

- Proposal to spread bio-solids on the tree farm above Driftwood Key. They may be interested in holding a public hearing in Driftwood Key to discuss this and get citizen input on this proposal. Brad Luton suggested that the DK Clubhouse may be made available for such a public meeting.
- The Washington State Ferry system is anticipating a sizable fare increase, service cuts and a fuel surcharge to address rising costs
- The foot ferry may restart in April. To be viable this service needs 65-70 passengers.
- The Fire District has concerns with difficulty finding homes in case of emergencies. There may be the need to change some addresses, provide better signage on homes, name long driveways with more than three addresses and name unnamed roads.

**Pool Committee:** No report

**Governance Documents Committee:** Larry Schwerin, committee liaison, presented a proposed schedule for approval of the governance document changes and that is attached to these minutes.

**Lot Clearing:** Larry Schwerin, committee chair, reported that positive steps are being taken on lot clearing complaints. 2 agreements between members have been established. The mediation addressed in February was successful though it is still pending final signatures.

There is still one dispute in progress and attorneys for the members are involved.

There is a report of a house on Buck Road with garbage in the yard and vermin (rats) have been reported on the site. This will be handled in compliance with County regulations.

A noxious weed issue has arisen for a lot in the community. The Bylaws have language establishing recourse for this problem.

**Policies and Procedures Committee:** Bill Buegel, committee liaison, reported that Don Jones, committee chair, has developed a draft policy on clubhouse use and board members have been asked to provide input prior to the April workshop.

**Architectural Control Committee:** Brad Luton, committee chair, reported that the new house on Doe has requested return of their ACC deposit. The treasurer was directed to make payment upon receipt of all final documents on the house.

**Events/Fundraising Committee:** Chris McClellan, committee chair, indicated she had no report.

Mary Bryant asked about plans for opening day. Chris indicated she has no plans to coordinate this. Mary Bryant agreed to work with prior years' volunteers to develop a plan for review at the April Board Workshop.

## **OLD BUSINESS**



March 2011 Docks and Waterfront Report:

1. Kitsap County Health visited 7 March to sample for fecal choliform within Coon Bay. The sampling is part of a comprehensive program being accomplished by Kitsap County Health District along the Hood Canal watershed.
2. EMP salesman Walt Jackson is in contact with us regarding the Sani-Sailor. He has offered to assist with a grant application—up to 75% of the purchase price—if we wish to purchase a replacement from him. He advises that Sani-Sailors normally provide 500 to 700 hours of service. Considering the age of our installation and annual usage, we should not need to replace the unit in the next few years.
3. Two storm inspections were accomplished during periods of high wind. Many boats would benefit from mooring improvements. Fore and aft mooring lines and fore and aft spring lines are the suggested arrangement.
4. It might be a good idea to organize a group purchase of mooring line. Many mooring lines observed are:
  - Undersized
  - Worn
  - Sun damaged (especially those that are poly-Dac)
  - Inappropriate material
5. Our insurance underwriter's representative visited the docks 21 February as part of a comprehensive inspection of all DKC facilities. He had several suggestions and items that he intends to include in a letter to us:
  - Any activity or installation on the docks is a DKC liability—in his words “you own it”
  - He is looking into the requirement for a dry standpipe to the docks
  - He believes motion sensing lights are more effective for deterring vandalism than area lighting; even the belief that surveillance cameras are installed can be very effective.
6. The Sani-Sailor and Water System repairs were undertaken by Bill Buegel. Pending orders for materials were cancelled and efforts by volunteers and the Caretaker were stopped. Bill advises now that the volunteers he thought he had available to assist are not available. We seek volunteers to restart the process. Absent sufficient volunteers our options are to contract for the work (to the extent of the available budget) or make do without water on the docks.