

August 8, 2021

## Bavarian Retreat Association Annual Members Meeting

### MINUTES:

2:05PM – Meeting Opened – with 14 Members in Attendance in Person, and 3 on Zoom

Once the meeting was opened, quick introductions were made around the room.

Secretary Andrea read the minutes from the last member meeting held June 8, 2019.

Lori moved to approve, Carol 2<sup>nd</sup>'s, minutes were approved

Treasurer Clarissa read the treasury report (see attached report)

Debbie moved to approve, Andrea 2<sup>nd</sup>'s, report was approved

Sincere thanks to Clarissa for all of her treasurer work, and to the board for their time and efforts

President Peggy gave a recap of the November 2020 update, which included:

Organization matters—acknowledgement of the board liability insurance at \$816/year

Website creation & maintained by Andy Rath—to show what's happening with the water

EIN reinstated with the state

Activated business license

Ben Pacette instated as an employee

Updated account for water chlorine needs

Established attorney for delinquent accounts or other needs (noted that they are the same attorney that Paradise Estates uses)

Online accounting system initiated

Grant from WA Dept of Health for water feasibility applied for and approved

Ongoing efforts at working on non-profit status—as of this point non-profit status denied

Acknowledgement that by-laws and covenants need some work and revamping, but will be delayed until the water issues get figured out

Peggy staying on as president even though no longer an owner of a BRA parcel. The board voted to keep Peggy on.

Discussion of the Water System and Updates Given, which included:

NW Water system hired to do feasibility study

The grant from the state is for this

The grant is issued through PCC because BRA is transient and on order to get the grant we need to be non-transient, this is accomplished by running the grant through PCC

Money has been awarded from the state for the water systems study

NW Water Systems was here on June 8 and will issue a report based on the information gathered and work done on the 8<sup>th</sup>. This report has not yet been issued.

PCC writes the checks and the state reimburses those moneys through the grant

The invoice for June 8<sup>th</sup> totaled \$2500.00

Department of Health delays because of Covid. They have until the end of June 2022 for to complete the study

Phil asked question re the issues that were pointed out by Sue Kennedy and Scott Polluck – is the waiver to fix the deficiencies still in place and the answer is yes, until the feasibility study is completed the waiver applies. It was also stated that the small things that could be fixed were fixed.

Peggy comments that BRA members will have decisions to make, decisions to:

- 1.) Do nothing or do the bare minimum
- 2.) Bring everything up to speed to run independently
- 3.) Connect water system to Paradise

Phil comments that the licensing is very different between BRA and PCC. BRA has fewer things to do to qualify as compliant because we are transient

Peggy questions if BRA has what it needs to go forward into the future. The state is interested in seeing smaller systems combined

Phil questions if we have the option/need for BRA at all if we were to combine systems

Peggy comments that once the study comes in and we have information we will be able to determine what is best for owners today and into the future

Question & Answers

Q. Can we redig the well or dig deeper?

A. Depth is good, equipment failure is the concern. The website has results of the sample studies and the elements in the water.

Q. What are dues for?

A. Assessment and association fees

Q. Who is keeping us on track?

A. Bill Balcon & Peggy, until June 30, 2022

The current waiver of deficiencies ends in November, and then there will be a conversation with Sue Kennedy to extend the waiver

The report from the study on June 8<sup>th</sup> was due on August 2, but we don't have a copy of it yet.

There was further discussion about association fees and questions regarding what fees are for with a water association if the association cannot meet water needs for individual parcels

Q. How is the water level?

A. We think it's currently fine

Secretary Andrea read the names of the new members and acknowledged that information for the members purchasing the Shamblins lots is not yet available, and that one of Peggy's lots which was purchased by Big Foot Cabins has already been sold to the Schnoes, their information not currently available except for what is on file with the county

Phil stated he's interested in making an amendment to the bylaws and there was a brief discussion regarding what would need to happen to do so. It's surmised that a committee will need to be formed and that a revamping of the bylaws is necessary

Board Members and re-elections were briefly discussed. It was moved and 2<sup>nd</sup>d to re-elect Lori as VP. All were in favor to maintain Lori on as VP from August 2021 for a 3 year term

Meeting was moved to conclude, 2<sup>nd</sup>d and all in favor.

Meeting adjourned at 3:20P, August 8, 2021

#### Treasurer's Report:

Bavarian Retreat continues to operate in the black with a decreasingly small margin of savings. Net savings/profit for 2020 was approximately \$3,500, whereas net savings for 2019 was about \$6,300. BRA's cash on hand amounts to \$49,511.11 as of 30 June 2021. Expenses are increasing including property taxes and utilities, though, some 2020 expenses were one-time expenditures such as the non-refundable application fee (\$600) to the IRS for non-profit status which, unfortunately, was denied.

In addition to bringing on Ben Pacette as a payroll employee this January 2021, Bavarian Retreat filed a federal income tax return for the first time in 2020 with the help of a CPA in March 2021. This resulted in neither a refund nor a balance due to the IRS.

Member Dues/Annual Assessment revenue for 2020 was \$13,500. All members are currently in good standing with no members in arrears. Some members have sent advanced payments to be applied to the 2022 Annual Assessment. Electronic payments connected with our accounting software continue to assist in the efficient payment of the Annual Assessment. If at all possible, the Board would request that Members choose to forego paying with a credit card, but rather pay via bank transfer to reduce the cost of merchant fees. No late fees were collected in 2020 per Governor Inslee's proclamation, but as of July 13, 2021, the prohibition against late fees has been rescinded/expired. Please ensure that any future installments of the Annual Assessment arrive on time to avoid late fees.

Potential water system expenses looming in the future are a very serious financial concern and we hope to learn more about what this may mean to members as the water system feasibility study concludes.

Feel free to send any questions about the Treasurer's Report to [bavarianretreatassociation@gmail.com](mailto:bavarianretreatassociation@gmail.com) and I will endeavor to address them.

Clarissa Hughes, Treasurer

	<b>OWNERS</b>	<b>Last Name</b>	<b>First Name</b>	<b>Phone #</b>	<b>Email</b>
1	(Board Secretary)	Edmondson	Andrea	(323) 606-3161	<a href="mailto:andrearacas@gmail.com">andrearacas@gmail.com</a>
2		Steinhart	Betsy	(503) 891-3327	<a href="mailto:rainiercabins@gmail.com">rainiercabins@gmail.com</a>
3		Nohr	Bryan & Leslie	(360) 893-7191	
4		Emmons	Burt	(360) 569-0099	
5	(Board Member)	Kirsten	Carol	(360) 569-2540	<a href="mailto:carolkirsten@centurytel.net">carolkirsten@centurytel.net</a>
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10		Plane	John & Linda	(360) 569-2838	<a href="mailto:johnsr0611@gmail.com">johnsr0611@gmail.com</a>
11		Huggler	Kathy	(360) 569-0817	<a href="mailto:anchorup@hotmail.com">anchorup@hotmail.com</a>
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13		Mitchell	Kim c/o	(210) 889-3574	<a href="mailto:yourtaxappraiser@gmail.com">yourtaxappraiser@gmail.com</a>
14		Spelts	Larry	(253) 348-1528	<a href="mailto:tnkbst@comcast.net">tnkbst@comcast.net</a>
15	(Board Vice President)	Gard	Lori	(253) 537-7356	<a href="mailto:logalong@comcast.net">logalong@comcast.net</a>
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21		Wilke	Randy & Becky	(253) 847-0152	<a href="mailto:beckywilke89@yahoo.com">beckywilke89@yahoo.com</a>
22		Elliott	Ray & Michael	(425) 641-4270	<a href="mailto:mikeelliott150@gmail.com">mikeelliott150@gmail.com</a>
23		Person	Robin	(360) 569-0816	<a href="mailto:robinperson1220@gmail.com">robinperson1220@gmail.com</a>
24	(Board Treasurer)	Hughes	Stephen & Clarissa	(360) 569-2540	<a href="mailto:stephen.clarissa.hughes@gmail.com">stephen.clarissa.hughes@gmail.com</a>
25		Martin	Stuart & Maris Peach	(707) 836-9676	<a href="mailto:havasustu@comcast.net">havasustu@comcast.net</a>
26		Martin	Stuart & Maris Peach	(707) 836-9676	<a href="mailto:havasustu@comcast.net">havasustu@comcast.net</a>
27		Helvie	Susan	(509) 457-9944	
28	(New Member 2021)	Schnoes	Stephanie & David		
29	(New Member 2021)	Big Foot Cabins LLC	Mark Welsh	(253) 222-7754	<a href="mailto:dooger14@aol.com">dooger14@aol.com</a>
	<b>NON-OWNERS/NON VOTING</b>				
30	(Board President)	McNamara	Peggy	(425) 213-4127	<a href="mailto:peggymcnamara@outlook.com">peggymcnamara@outlook.com</a>
31	Well Lot Donation	Kuhn Lance	Maribeth	(360) 569-0033	<a href="mailto:kuhnm@centurytel.net">kuhnm@centurytel.net</a>
32	Water Management	Pacette	Ben	(360) 569-2726	