

**ROCKY POINT COMMUNITY CLUB
2025 ANNUAL MEMBERSHIP MEETING
MAY 3, 2025**

Call to Order: Meeting was called to order at the Camano Chapel on May 3, 2025 at 10:00am

Attendees: Larry Foss, President
Karla Myers, Vice President
Cheryl Conner Hamilton, Treasurer
Steve Hughes, Water Chairman
Bob Opheim, Construction Chairman
Lee Taylor, Landscape Chairman
Tracy Abdo, Secretary

Proof of notice of this meeting was mailed to RPCC membership on April 2, 2025, containing the following: Meeting Notice, Agenda for the meeting, and Proposed Budget and Balance Sheet. Meeting minutes were read from the May 4, 2024 annual meeting, motion made to accept as read, seconded and passed.

President Report:

The Board of Directors were introduced by Larry Foss. Larry introduced Tracy Abdo who was appointed Secretary by the board for the remainder of the term after the untimely death of Laura Ruelas.

Discussion was held on the O'Bannon court litigation. Larry gave an update and recent account on this matter from Matt Walker, attorney for RPCC. O'Bannons filed an appeal last year and, after several extensions, had until May 1, 2025 to respond. If O'Bannons did not respond by May 1, 2025, RPCC will file a motion to dismiss the appeal. If the appeal is dismissed, the O'Bannons would have 90 days to comply with the court order. If not brought into compliance within 90 days, RPCC will go to court to enforce the judgment. Clean up of the O'Bannon property is expected to be \$25,000.

Discussion was held about rentals. Larry stated that short-term vacation rentals, such as VRBO or Airbnb, are not allowed per HOA covenants. Short-term rentals are considered businesses and not allowed. The board is currently dealing with a legal matter regarding a homeowner who is renting out a portion of his home. RPCC covenants restrict housing to single family residences.

Larry reported that there are 9 years left on the water loan. Motion to accept report, seconded and passed.

Vice President Report:

Karla thanked everyone for making RPCC a wonderful community. Motion to accept report, seconded and passed.

Financial Report:

Cheryl reported the balance at the start of the 2024 fiscal year was \$230,825.95 with income totaling \$128,982.98. Expenses for the 2025 fiscal year included \$46,272.60 and a loan payment of \$84,767.61 for the water system, amounting to \$131,040.21. The final balance was \$193,052.41. This year's expenses included increased water fees, repairs and replacement of our backup generator, and the initial permitting contract for the bulkhead project. Motion to accept report, seconded and passed.

Construction Report:

Bob reported that there are two projects in permitting on the north and south ends of the beach property. Both are tricky projects – steep slopes with drainage issues. The county is reviewing permits carefully. The county is typically most critical of steep slopes, drainage issues, and waterfront. He noted that both properties are on private septic drainfields offsite. A resident asked whether the Elliott property will impact the RPCC beach. Larry responded that RPCC is in the process of writing a letter in response to the property owner's request for RPCC assistance with permitting. He noted that the RPCC board does not have authority to permit and all decisions must be made by the county. Additional details on the construction report were mailed to property owners as part of the annual meeting notice mailed on April 2, 2025 and are included in these minutes. Motion made to accept report, seconded and passed.

Landscape Report:

Lee reported there were 15 resolved complaints resolved over the past year and one current complaint unresolved. He reminded property owners that the maximum tree height is 16 feet; and maximum hedge height is 6 feet. A hedge could be multiple trees grown together; if a person can't walk between the trees, then it's considered a hedge. Lots on Sunset are exempt from height restrictions. The CCRs have diagram on what constitutes 16 feet. Lee recommended that residents first contact neighbor directly before reporting landscape issues to RPCC. Additional details on the landscape report were mailed to property owners as part of the annual meeting notice mailed on April 2, 2025 and are included in these minutes. Motion made to accept report, seconded and passed.

Water Report:

RPCC comprises 165 homes, 2 wells, 6 booster pumps, and 2 generators. The generators are used to support the well pumps during power outages. When the power flickers, it often disrupts electrical in pumphouse and goes down. A manual start was installed this year to each generator. The oldest generator was also replaced this year and is not as sensitive to this issue and has performed as it should.

Water quality continues to be good.

King Water was acquired by NW Natural Water Services in Oregon. The new water servicers required new contract, which is more complex, more expensive, and requires certain minimum services. There are only 2 companies in the area that provide water services and unfortunately both have raised their prices. Fernando from King Water stayed on with the new company and continues to work well with RPCC.

RPCC received a letter from NW Natural Water Services about conducting a lead pipe survey to comply with new state regulations. RPCC was required to conduct a sample of homes built before 1986 to check for lead pipes. Twelve homes were sampled; none of which had lead pipes. Eleven homes had copper pipes and one home had PVC. Paperwork regarding the sample results was then sent to the state. Larry noted that Karla and Steve volunteered to dig up the sample, saving RPCC from having to pay NW Natural Water Services \$100/hour to do such work.

Additional details on the water report were mailed to property owners as part of the annual meeting notice mailed on April 2, 2025 and are included in these minutes. Motion made to accept report, seconded and passed.

Beach Report:

Ida reported that the rock in the bank above the RPCC beach appears to be stable. The RPCC board hired heavy equipment with chains to attempt to move the rock and it would not budge. It was deemed to be stable.

Ida reported that the deteriorating beach wall continues to be a problem. The existing piling wall are dry rotted and not expected to last much longer. Our beach is a valuable asset for all property owners. The beach wall is important because it stabilizes the beach, holds the land back, and protects the land and beach access road from the tide and tow erosion. Previous boards have looked into repairing the wall but maintenance was deferred to prioritize other projects (e.g. the water system). If the existing wall becomes less than 50% functional, then it is no longer considered a "repair permit" and a new construction permit must be obtained. A new construction permit would add substantially to the cost and the barriers for obtaining permits are much higher for new construction given the recent changes to regulations.

Cost of repairs to the beach wall has increased from \$230 per lineal foot in 2013 to \$1150 per lineal foot in 2024 and will likely continue to increase in the future if not addressed. Obtaining the permits to repair the beach wall have also increased and become substantially more complicated as new federal and state shoreline regulations have become more stringent. Our beach has been deemed part of a protected fish spawning area and multiple federal and state agencies are now involved in the permitting process.

Discussion was held on the possible different types of walls/bulkheads materials that could be used to replace the existing beach wall. Obtaining a permit to repair means that RPCC cannot construct a more impactful wall than what is existing and any repairs or replacement must use same materials.

Discussion was held on engaging a contractor to repair the beach wall. Ida reported that the RPCC board engaged Jesse Allen with Sea Level Construction to begin the permitting process. There are two separate contracts; the first contract covers the permitting process, including associated environmental reviews required for permitting, the second contract handles the construction of the new wall. Permitting can take several years and if the existing wall fails, RPCC would have to apply for a new construction permit.

Additional details on the beach report were mailed to property owners as part of the annual meeting notice mailed on April 2, 2025 and are included in these minutes. Motion made to accept report, seconded and passed.

Presentation, discussion and votes:

A presentation was made by Jesse Allen of Sea Level Construction on the proposed beach wall repair project.

Discussion was held on the RPCC financial position and the need for an annual dues increase. Copies of the financial position were mailed in advance to property owners as part of the annual meeting notice on April 2, 2025 and are included in these minutes. Larry reported that the current dues are not sustainable and a dues increase is needed to cover the increased costs of our water operations and new contract with the water servicer, electricity, and litigation to enforce covenants, among other things. It will also help us maintain our cash reserves at the level consistent with prior years.

Larry presented 3 options for dues: 1) keeping dues the same at \$650 per year, which show a depleted negative proposed budget reserve balance by budget year 2029; 2) raising annual dues by \$300 to \$950 per year and not moving forward with the beach wall repairs, which show a proposed budget reserve balance of \$213,021 by budget year 2029; or 3) raising annual dues by \$400 to \$1050 per year and moving forward with the beach wall repairs, which show a proposed reserve balance of \$161,421 by budget year 2029.

A motion was made to ratify the RPCC board prior action to proceed with beach wall permitting, seconded and passed.

A vote by the property owners present was taken to approve construction of the beach wall. The vote was conducted by paper ballot by the property owners present with each property's owner provided one vote. The votes were tallied by Bud Myers, Susan Brittain and John Brittain, with 40 property owners in favor; 3 property owners not in favor. The motion to approve beach wall construction passed.

A motion was made to approve the 2026 budget with an annual dues increase to \$1050, seconded and passed.

Elections:

Offices up for election include the President, Secretary, Treasurer, and Beach Chairperson. There were no new nominations made to fill open positions on the board. The current board members agreed to remain in their respective positions.

A motion was made to approve the slate of officers: Larry Foss as President, Tracy Abdo as Secretary, Cheryl Conner Hamilton as Treasurer, and Ida Bearden as Beach Chairperson, seconded and passed.

Old Business:

During the annual meeting in 2024, a discussion was held on the efforts of the newly formed volunteer "Welcome Committee" for new residents in our community. Tracy Abdo reported that 4 baskets were delivered over the past year and were well-received by new residents.

New Business:

The annual 4th of July picnic will take place from 11:30am to 3:00pm at the RPCC Beach. Donations will be collected to cover the cost of water and hotdogs. Property owners are encouraged to bring a side dish to share.

Payment options for annual dues will be announced before the dues increase in 2026.

Meeting adjourned at 12:25pm.

Respectfully submitted,

Tracy Abdo
Secretary