

State Of The Club, January 2023

As president of the Gold Beach Community Club, I wish to convey something of the current state of GBCC. The year 2022 has brought some changes to the club, with promise of bigger changes and improvements to come.

2022 has seen:

- Implementation of a payroll system which meets our legal requirements as an employer,
- Transfer of the check-writing and bookkeeping to a professional firm,
- Action to collect outstanding dues,
- Commissioning of a study of what changes would be required for the pool and clubhouse to meet the requirements of the Americans with Disabilities Act, and
- The first resurfacing of the pool since its construction.

During the winter and spring of 2022, we contracted with Roman Pool and Spa to have the pool resurfaced with a durable coating to reseal it and make cleaning easier. This appears to have been the first time since the pool was built in around 1970 – every 50 years isn't all that bad. It also required draining and refilling so the 2022 season began with "new" water. If you did not get to the pool last summer, I encourage you to stop down, especially on a warm, sunny day, to admire the surface. Not to mention our fantastic view.

Internally, we have struggled with some of the legal requirements of the business of the club. The board members are all volunteers and sometimes need to deal with other issues in life. We had used the accounting firm of Marie Browne Business Management for help with taxes in the past, we now have them handling all of our financial operations under the direction of Treasurer Janet Suppes. This includes the routine aspects of check writing and bookkeeping, as well as setting up a payroll system to comply with employment law.

In the past GBCC simply paid our pool managers and reported the earning on a Form 1099. Federal and state employment laws do not permit this for our pool manager positions both from the level of compensation and hours worked. Without going into detail, the process to implement this system required considerable work, especially by the treasurer and the payroll specialists and Marie Browne. It also required reinstatement of some corporate documents and business licenses, the whole process took all summer, but we are now fully operational as a Washington employer. Last summer's managers, Daalny and Tshering, now have the correct taxes paid and are getting W-2's.

During the pandemic, GBCC limited efforts to collect overdue payment of dues to sending reminders. As a result, we had about 22 members overdue, of which 7 members were more than a year overdue. This amounted to an aggregate of over \$16,000 in receivables. The time had come to collect these. The covenants and the GBCC by-laws give the club the authority to issue liens against the properties of members who are overdue. We prepared lien filings on the properties that were more than one year overdue. Emails were sent to the members and in September registered letters sent to the mailing addresses of record of these properties. In October, working with the club's legal counsel, we filed 7 liens with King County on the properties still owing. At this point, the club had expended considerable expense in the filings. As of this report, 4 of the 7 have repaid the outstanding amount (the back dues plus the legal costs), and the process of removing the liens is proceeding. 3 remain, if they do not repay the balance, that will be collected on the sale of their property. This action has obviously caused some

of the members considerable grief, but the club has followed the legal requirements after 3 years of holding back on the actions.

In the process of the liens, it has become clear to the board that some members have not provided current contact information. We have members with all varieties of contact information combinations:

- Multiple owners of a property (whether spouses or other combinations) with multiple email addresses, and telephone numbers,
- Members with primary residences other than their GB property (3 board members are in this group),
- Email addresses and telephone numbers which have changed (whether voluntarily or involuntarily),
- Property ownership by a non-person legal entity such as a family trust or corporation, and not having a designated person as contact or agent, and
- Members owning multiple properties.

All of these make tracking down the member people difficult. I ask that all members please be diligent about keeping GBCC current with all of your email(s), telephone(s), mailing address, and any other contact information that might be helpful. Again, I remind you that the board members are volunteers.

In May we commissioned the architectural firm of Cooper Architects to examine what would be required to make the clubhouse and pool compliant with the Americans with Disabilities Act (ADA). As a private and non-profit club, not offering our facilities to the general public, we are not required to be ADA compliant. A few years ago, however, the dues were raised in part to look at ADA access to the pool, and as stewards of the facility, the board authorized this study. The architects provided a thorough report in July with some alternative approaches and divided into ADA compliance of various sections of the facility. Two conclusions were obvious: ADA compliance will be expensive and ADA compliance will be technically challenging.

- There are some relatively simple and inexpensive changes for items like clubhouse access (clubhouse door, ramp to the door, handicapped parking), these do not address access to the pool level.
- Most other items require substantial building structural work, work that would be integrated with some other necessary structural work.
- Access to the pool and lower level requires either a very long ramp (on two sides of the pool), or an elevator. Each option is costly.
- Part of the compliance relates to restrooms, with options for adding an upper-level ADA restroom and ADA restrooms at the pool level and including an elevator. These options are also costly.

This will be a complex project, assuming the club undertakes the compliance. The costs are well beyond our annual budget. A survey is being sent to members concurrently with this message, asking your opinions on the priorities of the options, and on two approaches for funding the work. I ask that you please take the time to respond, it is not a vote, simply a poll to get a sense of the member desires.

As an aside, it has been suggested that we build a steeper, shorter, non-compliant ramp for access. Please note that a non-compliant ramp would be directly in violation of both ADA and building codes, subject to removal plus fines.

The pool operation last summer was generally smooth, Daalny and Tschering are to be compliments on their excellent work. As the managers are looking toward their futures, we have been looking for new pool management and are in discussions now.

I offer my thanks to my fellow board members for their patience as we worked through the changes of financial operation, payroll, and filing of liens.

Lastly, a reminder that the GBCC Annual Meeting will be Sunday, March 5, at 2:00 pm, as specified in the by-laws. It will be in-person and virtual via Zoom at the same link as our monthly board meetings: <https://zoom.us/j/98055496428?pwd=em5LTVlFa2s2MjdGSldSbGZzTWw4QT09> and as posted on the GBCC website.

Carl Kishline, President, Gold Beach Community Club