

Subject: State of the Community

Gold Beach Member,

As 2021 comes to a close I think it would be appropriate to communicate a detailed update of the state of our community. Usually this is done at the annual meeting in the spring, but since attendance at these meetings is historically a minority of members, I wanted to take the initiative to reach a wider audience with this information by sending out this email ahead of time. For the benefit of new community members, I'll also cover major expenditures / actions taken in 2020 as well.

Your board is tasked with making sure your assets and funds are managed properly to the best of our ability. I hope that when you are done reading this update, you will agree that this board has been meeting this standard. If not, please let me or any other any board member know where we are falling short.

One last item before I dig in: your board is currently short 1 seat of a reasonable minimum - 7 trustees. In March, we will be losing Keith Prior, your treasurer, as he focuses his volunteer time to the Vashon Park District. He may still be available as a Trustee so that we may have a quorum at meetings. I mention this to make it clear that your board is in need of new volunteers. I will also be stepping down as board president, though I will continue to hold a position of trustee.

2020 saw the installation of a new roof. The state of the previous roof was quite abysmal, and we were expecting to fully replace everything down to the framing, based on some initial bids. In early 2020 we received a bid from Brad Middling. His bid was based on his determination that the framing was largely fine, and included any necessary repairs at his cost. He made a good bet - there was in fact very little that needed replacing. So we now have a new metal roof, with the original car decking (solid 4x6 boards), and saved at least \$20,000 from an earlier bid. I'm pretty confident the new roof will outlast my lifetime.

As part of the inspection bid, Brad pointed out some evidence of pest damage. A thorough determination of the extent of the problem required that we remove some of the carpeting in the upper floor of the clubhouse. Because the condition of the carpet was so awful, the board elected to replace it completely, and we now have new composite flooring installed (2020). This has been a tremendous upgrade, and I hope you consider taking advantage of what a wonderful facility this is for private parties. If you're not already aware, there is no charge for members to reserve the clubhouse. The only caveat is that the pool is not included in reservations, and a damage deposit is collected at the time of reservation.

2020 was a challenging year for everyone, your pool included. We tried, without success, to come up with a plan for opening that would pass muster with King County, who issues our permit. Unfortunately every plan we submitted was rejected. Fortunately in 2021 we were able to open. Not only were we open 7 days a week, we actually started the season earlier in the year, and closed later in the year, than ever before. Opening hours were moved earlier to allow for lap swim starting at 8am. And the board purchased non-skid flooring for the pathways to the changing rooms inside the building. A simple plan was put in place to limit the number of simultaneous groups (bubbles) to 5, and while compliance was not perfect, it was effective in helping to keep the pool open and safe for our community. Finally, in 2020 we hired 2 teens from our community to co-manage the pool. This required their completion of a state certified

program for pool operators, which means they are VERY conscious of how much work is involved in keeping a pool chemistry within safe limits for use. If you have responsible teens interested in this type of summer job, please send inquiries to [info@goldbeachcommunityclub.org](mailto:info@goldbeachcommunityclub.org)

Since I joined the board in 2018, we have relied on the generous (e.g. free) offering from Google, and use our account for storing all of our documents, surveys, videos (meetings), etc. Historical electronic records have also been added to this collection as well. Links to our minutes and meeting videos are all available via our website. Since we have moved to virtual meetings, we are also now providing a link on the website to anyone who wants to join in via zoom.

Many people think Gold Beach is just another Homeowners Association (HOA), but we're not. We are a 501(c)7, which is a social club, not unlike an Elk's club. At some point, our status with the IRS lapsed. This has since been corrected, and we are now in good standing with the IRS ([https://apps.irs.gov/pub/epostcard/dl/FinalLetter\\_91-1186303\\_GOLDBEACHCOMMUNITYCLUB\\_03172021\\_00.tif](https://apps.irs.gov/pub/epostcard/dl/FinalLetter_91-1186303_GOLDBEACHCOMMUNITYCLUB_03172021_00.tif))

One question we get ongoing is what can the board do to protect our views? While our community has covenants intended to protect views, they are poorly worded. As we believe the intent of view protection is clear, and legal solutions are inevitably expensive for all concerned, we have been pursuing a policy of cooperation between neighbors where views have been impacted by trees and other tall vegetation. In the last 12 months we have formally contacted several community members to address issues. Informally, we have already seen several instances where community members have removed trees once the view impact was brought to their attention.

2021 saw a major update in our bylaws, with the changes approved by membership vote to allow all business to be handled electronically. Handling all business by mail, as was previously required, was very taxing both in time and money. This will have a very positive impact on how efficiently your board can operate.

One of the first issues we will be addressing electronically is how to handle the inconsistencies in the bylaws regarding the definition of community membership, voting rights, and dues assessment. This topic is complicated enough I won't go into the details in this email, but you should expect to see more communications soon in order to facilitate our first electronic ballot vote. Our goal is to resolve this issue by mid January in order to support a move to electronic billing for 2020.

We are currently reviewing bids to have the pool replastered. This is long overdue, and we've heard from many of our members about skinned knees and other cuts, so we are in the process of taking bids. We've received 3 so far, and based on this input we expect the cost will be at least \$20-\$35k.

Again, we are in serious need of volunteers both for board positions, and simple volunteer tasks. The most pressing need is for a new Treasurer. Additionally, the following are examples of tasks we think would be ideal for individuals to take over, and would not require becoming a board trustee:

1. Key FOB management for the building and pool access.

This is a largely remote task, as it involves using the access control web interface. Most of the effort involves keeping accounts up to date as properties turn over, and controlling the pool gate schedule.

2. A pool tech

This person would be available to answer / troubleshoot issues related to the mechanical systems involved in the pool.

3. Handy person

All buildings require attention now and then - ours is no different. There are plenty of small tasks, for example tidying up the wiring for the security cameras recently installed. We're also going to need at least one toilet seal replaced.

4. North Beach Access Steward

The access is in need of serious attention. This person would work with the county to explore options available.

5. NERO Captains

NERO stands for "Neighborhood Emergency Response Organization" and is an Island-wide approach for preparing a neighborhood to respond to an emergency in an organized fashion – basically neighbors checking on neighbors in a systematic way, and helping to get help as needed. Gold Beach is organized into NERO groups of 7-15 households, with 1-3 "captains" per NERO group. These NERO captains have agreed to check on the neighbors in their group during an emergency, communicate any immediate needs for help, and then bring a report to a central assembly point. Our NERO team is in need of additional captains, especially in Upper Gold Beach. Check out the Gold Beach NERO resources on the VashonBePrepared website: <http://vashonbeprepared.org/Partners/NERO/Gold-Beach>

If any of the above are areas you would consider volunteering your time, please reach out to [info@goldbeachcommunityclub.org](mailto:info@goldbeachcommunityclub.org)

Have a safe and Happy New Year!

Jar Lyons  
Gold Beach Board