



SPECIAL EDITION

ACBC Summer Newsletter

July 30, 2024

BOARD OF DIRECTORS PRESIDENTS MESSAGE:

This is a mid-year special progress report on topics of interest members have requested since the January annual meeting. We think it's important for member to know your all volunteer Board and Committees are working throughout the year for your benefit in providing the best club we can have with the resources on hand. We welcome comments or suggestions for moving ahead. Please also consider volunteering!

TREASURER'S REPORT:

As of June 30, 2024, the reserve account stands at \$670,000. This excludes that monies raised via assessment for the lake treatment and shore armoring projects. The reserve account funds are maintained in a separate account and are invested in interest bearing accounts (primarily T-bills and annuities), while maintaining preservation of principal.

The reserve account was established in 2019 to plan for future expenditures to maintain, repair and replace our community assets. At that time, a comprehensive list of assets and the estimated costs was prepared. Each year, the costs are updated. The goal is to be able to pay for these items when needed without the need for a special assessment.

If a major expenditure is required outside of those assets identified in the study, an assessment (with approval of the membership) is required.

A portion of each year's budget is designated to add funds to the reserve account.

As previously communicated, the reserve study components to be worked on in 2024 include (fully funded by the reserve account):

- Culverts \$3,000. Some of the 5 culverts going under lower Byrd are plugged. These funds will be used to remove the growth of reeds on the lake side and cleaning of the culverts. (Completed)
- Signs \$15,000. Replacement of the signs that are starting to rot at HWY 525, Koenig, Water Dept, and drain field area.
- Shelter windows, siding and painting \$37,515. Replace the plastic windows with standard glass windows that can be opened, add Hardie horizontal siding and paint.
- Pool fencing \$4,500. Replace a couple of broken windows and paint the pool fence.
- Outflow infrastructure \$170,800. Replace / reline the tide gate pipe going from the lake to the sound and replace the sound side structure. The existing pipe is a 50-year-old galvanized pipe that has salt water in it and is about to fail.

In 2023 playground refresh and ditch work projects were funded through the reserve account, as per plan (approximately \$30,000).

COMMITTEE REPORTS:

LITIGATION COMMITTEE:

The defendant lot owners have filed an application to appeal a recent tentative ruling from the Superior Court, which was largely favorable to ACBC. The Superior Court document is available on the ACBC-Whidbey.org web site under the Documents / Court Rulings / ACBC Ruling March 2024 tab. We do not yet know whether the Court of Appeals will agree to accept this appeal. After the Superior Court has issued its Final Judgment and all appeals have been exhausted, the Board will provide a more comprehensive review and summary of the holdings to all members.

POOL OPERATION AND MAINTENANCE COMMITTEE:

It has been a busy season so far with the nice weather we have been having. We started the season with pool, deck, dressing room cleaning. Turning the water back on after the winter was challenging because the old galvanized piping is corroding and damages the flow valves in the toilets and showers but we were able to get them all working. The temporary slide pump has been replaced using the main pump as originally designed. We have purchased replacement for pool light for those that have failed. We will replace them this fall when the pool is drawn down for the winter and send the failed ones back to the factory to see why they failed.

Most of last year's lifeguards returned this year and we have several assistants that help with swim lessons, two of those assistants are completing their lifeguard certifications and will be added to our staff. That being said, we will have the staff to keep the pool open until 15 September rather than closing after Labor Day. We will be open weekdays 10-noon for lap swim, and our regular schedule on the weekends.

SOCIAL COMMITTEE:

The social committee is excited to share with you we will be having our annual Labor Day barbecue at the Admirals Cove Shelter on SUNDAY, September 1st, from 1 to 3 p.m. Please join us at the Shelter and please bring your favorite side dish to share with others. The Club will provide hamburgers, hot dogs/brats, plus condiments, buns, paper plates and utensils. Dennis will be making his famous homemade ice cream and homemade root beer.

We are looking for volunteers please to set up, barbecue the meats, and clean up.

Please let Sharon Savereux @ ssacbcod2023@gmail.com. We look forward to seeing everyone there!

Here are a few highlights from the past several months:

- **Community BBQs** at the Shelter - all are welcome.
- **Community Garage Sale** - we had over 20 homes participate
- We had a wonderful turn out for the 2nd annual Easter Egg Hunt, there was over 25 Kiddos hunting for the hidden eggs.

Other activities happening at the Shelter can be found on the ACBC website's community calendar. Please visit <http://www.acbc-whidbey.org/calendar.html>.

We are hoping to add some additional events to the schedule and will be meeting soon to brainstorm ideas. If you are interested in being part of the committee, please contact Sharon Savereux ssacbcod2023@gmail.com

GROUNDS AND BUILDINGS COMMITTEE:

The culverts on lower Byrd from the ditch to the lake have been cleared and did not need to be replaced. We purchased 3 picnic tables made of recycled plastic, one was placed in the park area on lower Byrd, one was placed in the playground area. One of the tables had the boards stolen prior to assembly. We will use Sunwood to replace the stolen boards and will be placed by the fire pits. The remaining flower bed boarder and the last of the playground boarder has been installed. The last horseshoe pit has been rebuilt with recycled plastic lumber. The drain field area has been mowed. We plan to mow this area a couple of times a year to keep scotch broom etc. from growing.

The shelter windows, siding, face board are being replaced and painted this fall. We will also be painting the shed at that time. We were not able to get the permits to enlarge the basket ball court to add a pickle ball court due to it being within the wetland's designation. We are getting quotes to have the existing basketball surface painted and add the pickleball net.

BYLAWS COMMITTEE:

Last year, we issued the results of our Owner's survey, and the opinions were quite mixed. The Bylaws Committee has been reviewing the results and all of your comments. The Committee is developing a follow-up survey to help clarify some of your preferences. We intend to issue that follow-up survey later this year. The Bylaws have been notarized in accordance with the RCW and re-filed with the County. We will email a copy of the re-filed Bylaws to you by separate Bulletin.

LAKE COMMITTEE:

Treatment of the lake has been held up by County permitting, but we finally, just this month, have their go-ahead. Unfortunately, the long delay with the County has put us in a fit-us-in mode with the treatment contractor, Aquatechnex. Nevertheless, we are hoping for treatment in early August...fingers crossed.

The Board and Lake Committee are concurrently hoping to contract for lining the lake's way-old outflow pipe before it rusts out and collapses, not that anyone necessarily believes that is imminent. But prudence seems wiser than procrastination. We do have the permit from the County, so it is just whether we can get the job done before the bigger tides and fall weather create too much of a challenge at the outflow end on the beach. In the past, the outfall end of the outflow pipe has occasionally gotten plugged with shifting bottom sand and gravel. This has not occurred during the past 10 years or so, but because it could become a problem again, the committee will be examining potential structures for the outfall to prevent potential drainage problems.

NOMINATING COMMITTEE:

The nominating committee is accepting nominations for openings in the 2025 Board. Applications (available on the web site) will be gladly accepted through November 15th. No experience necessary.

LONG RANGE PLANNING AND BUILDING COMMITTEE:

The long-awaited pool building survey is available NOW! If you have not received the survey link, please contact the communications committee at comms@acbc-whidbey.org and they will ensure the survey and background .pdf is emailed to you. The more surveys we receive the better we know what direction the members want us to move toward.

COMMUNICATIONS COMMITTEE:

If you have changed your email addresses or know someone who would like to be added to our email distribution list, please let us know at comms@acbc-whidbey.org. For distribution, all emails are BCC for you only!

AD HOC COMMITTEE: Shore Armoring

The Shore Armoring Committee is continuing to work with local agencies and subject matter experts to secure the necessary permits for protecting the shoreline in front of the pool from future storm damage, while preserving its scenic beauty and ecological health.

The proposed plan includes installing concrete eco blocks, primarily below the beach surface near the pool, to prevent erosion and mitigate the impact of water and debris on the pool structure. Additionally, the project will involve removing undesirable beach materials, such as creosote logs, and adding stabilizing shoreline plantings. These measures are designed to enhance shoreline resilience while maintaining the area's aesthetic and environmental integrity.

We anticipate that the permits will be issued this summer, allowing us to proceed with the installation in the fall. However, due to unexpected challenges in obtaining permits, the Board is also considering alternative armoring solutions to ensure the project's timely completion.

***Enjoy the Rest of Your Summer,
Labor Day BBQ is Just Around the Corner!***