

MINUTES OF THE MAR CHERI BOARD OF DIRECTORS

The January 9, 2006 meeting was called to order at 7:02p.m. Those in attendance were Liz Knott, Anne and Gary Mesick, Barbara Antonelli, Nancy Krueger, Peter Avaiusini, Maxine Yarbrough, and Jeff and Chris Yada. The Secretary's report was accepted with one correction, the year of Annual Meeting was wrong.

TREASURER'S REPORT

The budget for 2005 shows a profit of \$1,040.00.

As of December 31, 2005 the balances are:

Checking Account	\$ 1,664.90
Savings Account	\$10,652.00 (Includes \$4,000 for property)

There were no Maintenance, Recreation or Architectural Reports

NOMINATING COMMITTEE

A letter was distributed to homeowners regarding the search for those willing to serve the Community for the year 2006. There have been no replies. The committee members are continuing the search to fill the slate

OLD BUSINESS

The Task Force reviewing the Covenants and By-Laws has held three meetings. The members have of the committee feel there is no need to change the Covenants at this time. They advised that the By-Laws should be reviewed by the new board so they understand them and to go over the covenants at the Annual Meeting. The Agenda of the Annual Meeting will include the appointment of a Nominating Committee for 2007.

NEW BUSINESS

Mr. And Mrs. Yada presented information on a replacement roof for their home. They had already had the neighbors who would be impacted by this change sign their approval. The style and materials meet the standards of the Covenants of Mar Cheri. As there was no representative of the Architectural committee present, the Board gave the approval for the project. They also turned in plans for an additional garage. The Architectural Committee will review these plans.

Nancy Krueger has met with a representative of the Marine Hills Community. They hire a Pool Manager for the season.,. The responsibilities for this position includes: Hiring and scheduling of life guards, up keep of dressing rooms, meets with Health Department, and attends Board Meetings. The Board agreed that this is a good model for our pool. It is estimated that the salary would be in the area of \$5,600 for the season. responsibilities. A member of the Community will carry out the remaining responsibilities of the Recreation Chairman.

During the years the pool has been open, since 1970, two people have shouldered this responsibility. They have made it possible for us to get away without the expense of a hired Manager. A motion to employ a Manager and add the \$5,600.00 to the 2006 budget for this salary was brought forward and approved.

REMINDER The annual meeting will be held at the Wayside Congregational Church, 2000 SW Dash Point Road, Federal Way on Thursday, February 23<sup>rd</sup> at 7:00p.m.

The next Board Meeting will be at the home of Barbara Antonelli on February 6<sup>th</sup> at 7:00 p.m. The meeting adjourned at 8:24p.m.

Respectfully submitted,

*Barbara Antonelli*  
Barbara Antonelli, Secretary

## MINUTES OF THE MAR CHERI BOARD OF DIRECTORS

The February 6, 2006 meeting was called to order at 6:37p.m. Those in attendance were Barbara Antonelli, Nancy Krueger, Liz Knott, Ann and Gary Mesick, and Peter Avaiusini.

The secretary's report was accepted with one omission. The task force reviewing the covenants and by-laws voted 4 to 2 to keep the By-Laws as written. The two dissenters felt that some of the by-laws were vague and should be reviewed at the Annual meeting.

### TREASURER'S REPORT

The balances of the accounts are:

Checking Account	\$ 1,448.18
Savings Account	10,652.00

### NOMINATING COMMITTEE

Liz Knot reported that the committee has been able to find a slate of candidates for the 2006 Board.

### NEW BUSINESS

The 2005 and 2006 budgets were reviewed. The expenses for 2005 were lower than budgeted due to lower attendance at pool, less students at swim lessons, lower Life Guard fees. We also collected late Annual fees from homeowners.

A motion was made to present this budget for 2006 to homeowners at the Annual Meeting. The motion was carried.

There will be a discussion regarding raising the homeowners yearly dues at the Annual meeting.

The meeting adjourned at 8:20 p.m. The new Board of Directors will arrange the next meeting.

Respectfully submitted,

*Barbara Antonelli*

Barbara Antonelli, Secretary

**MAR CHERI COMMUNITY CLUB**  
**MINUTES OF ANNUAL MEETING**  
**2006**

The Annual Meeting of the Mar Cheri Community Club was held on Thursday, February 23, 2006 at the Wayside Church in Federal Way, WA. President Gary Mesick called the meeting to order at 7:05 p.m. The Board members in attendance were: Gary & Anne Mesick, Nancy Krueger, Barbara Antonelli, and Liz Knot. President Gary Mesick welcomed Mar Cheri members to the meeting and introduced the current members of the Board thanking them for their service during the past year. Gary then introduced members who are running for positions on the Board for the next year. All members present introduced themselves and stated how long they have lived in Mar Cheri. The time ranged from 30 years to 4 months. The minutes of the 2005 Annual Meeting were read and approved.

**ELECTION COMMITTEE**

David Antonelli and Al Frank volunteered to count the ballots.

**PRESIDENT'S SUMMARY**

Gary reviewed the accomplishments of the Mar Cheri Board for 2005:

We have not had to raise our Annual fees for six years. We may be at the end of this situation. The time is coming when some of the responsibilities of maintaining our neighborhood will be done by paid professionals.

We have many long time residents. They have been volunteering to do this work, however times are changing. The pool has kept our community together leaving all those that are willing to step forward to do the work. He asked the members to think about how they care to continue to operate our community.

Gary reviewed the 2005 budget and the 2006 Budget was discussed.

Gary gave an over view of the Treasurer's summary. This year more money was taken in than was spent. He warned that the lawsuit settlement was a windfall and will not be part of the budget in 2006. The sale of the property will soon be finalized And payment will be due. Although delinquent dues were collected there are still two accounts in arrears. This is not shown on the budget. Lifeguard fees were down, utilities were higher. The survey/inspection cost more than anticipated and

Maintenance also exceeded their budget. Swim lessons were down. A portion of this was set off by a rise in associate members  
The balances for 2005 shows are net income at \$4,230. Our goal is to keep a balanced budget.

A question from the floor was asked. How are the lifeguards paid? Gary answered that we sign private contracts with each lifeguard. They are considered self-employed and pay their own taxes out of their hourly wages

There was a discussion on how and why we pay dues. Our dues are due on March 1<sup>st</sup>, however they are not in arrears until April 4<sup>th</sup>, then notices are sent. At this time interest is added to the fee. If there is not response, liens are attached to the property and the home cannot be sold until this debt is paid.

He ended by stating if we are not open in May and the beginning of June when school is out and if the budget goes as planned in 2006 we will meet this budget.

### INTERMISSION

Liz Knott gave a report on the Nominating Committee. She passed out information of the duties of officers and committee members. She asked the members to look over the list and see if there is a position that they have the talents for and if they would be willing to use these talents to help our Community function. If you did not want to hold an office, could you do one part of a job to help a chairman? Think about next year.

### MAINTENANCE REPORT

Nancy Krueger gave the report. This year we hired a person who did work on the pool house. The tile was grouted, shelves in office built, wallboard was installed in the office. A thank you to Arnie Hess, and Roal Erickson for painting the office.

The water pipe in the parking lot broke. / LakeHaven Utilities did the repairs. They used a special drill to dig the hole under Maher's driveway. This helped the work to be done sooner and eliminated the need to repair the driveway. Turp Christianson repaired the grill. Rod Martinez found a bin to store the chlorine in a safer manner. More gravel was spread on the parking lot.

A homeowner asked if there was a follow-up inspection of other pipes in the area of the pool, making sure there are no other problems. Ann reported that all pipes around the pool were checked when new decking was installed.

During the next year there will be another attempt to repair the reel for the pool cover. Most of the work will be the basics.

A question was asked regarding other pipes in the pool area. Ann responded that all pipes were replaced when new deck was put in.

### RECREATION REPORT

Anne will leave a timeline of how and when projects were completed at the pool so that there will be a record of when the work was done and how old materials are.

Anne reported that we had a safe year. The company that serviced the pool did a good job.

The inspection by the Health Department went well. Some of the changes in the coming year are:

Our classification is a General Use Pool. If only residents of Mar Cheri used the pool it would be classified as Private use.

New emergency equipment in the form of an alarm and an emergency shut-off must be installed to pools with a single drain.

Our chain link fence must be raised to 72'

A designated diaper changing area installed in a restroom.

Nancy gave an overview of the job description of Pool Manager. The salary is estimated at \$5,600.00 for the season. She read a copy of a job description used by another local pool that would meet our needs.

Arnie Ruston reported that the boundary line on the property settled. He will need to fill out the paper work to change the boundary of Mar Cheri. As the process has taken such a long time we have been able to stop the erosion.

A wetland survey has been done and the stream has been designated a "Minor Stream", that is not a Wetland Stream and does not support life.

Election Committee gave their report. The slate of officers were all elected. One ballot was blank.

The meeting adjourned at 8:40p.m.

Respectfully submitted

*Barbara Antonelli*  
Secretary

## 2006 Mar Cheri Community Budget

The attached 2006 Budget attempts to provide the community with reasonable maintenance and pool operations while keeping dues at year 2000 rates. This is no small feat, since prices have gone up over 18% in that time, and utilities have increased even more. **And the community should expect that dues will increase in 2007.**

The budget reflects the obligation to complete the sale of land along the stream bed, which was previously approved by a vote of the community. It allocates \$5000 for that purpose (\$4000 for the land sale, and an additional \$1000 to cover any legal and administrative costs). But it takes that money out of savings, rather than the 2006 operating budget.

The following additional budget items are of note:

### Income:

**Dues.** In 2005, we recovered some overdue dues. The 2006 is conservative and estimates that we will collect only those dues owed for 2006.

**Associate memberships.** In 2005, associate memberships were up beyond the budgeted amount. The 2006 budget has been adjusted to reflect this increase in membership.

**Swim Lesson Fees.** In 2005, swim lesson fees were down significantly from the budgeted amount because daycares were no longer providing swim lessons as part of their program. The 2006 budget has adjusted accordingly.

### Expenses:

**Life guard fees.** These were down in 2005 because of fewer swim lessons. The 2006 budget has been adjusted downward. **In addition, the 2006 budget does not include lifeguard hours for Saturday morning, nor does it include hours for weekend operations in May/early June. Pool will open when FW School are out.** These were times of low usage, and the board did not think it was appropriate to fund them.

**Utilities.** Utilities were adjusted downward from 2005 actuals because of one month less need for heating and chemicals (no opening until FW school dismissal).

**Maintenance.** This item includes \$2000 for improvement of entrances. Otherwise, it is about what was budgeted in 2005.

Other numbers are taken from 2005 actuals.

### Balance:

Setting aside the land purchase, the operating budget for 2006 has income exceeding expenses by \$820. It anticipates a remainder in checking and savings of about \$8000.

### Summary:

We have money enough in the bank to risk keeping dues at current rates for another year. But we forecast the need to raise rates for 2007. Expenses in the future include:

- By 2008, the Community must bring the swimming pool to King County Code standards. This means an alarm, replacing or modifying the fence to increase height and make the grid openings smaller.
- By 2010, the current pool surface will be at the end of its expected life, and will need replacement at about that time (the resurfacing done in 2000 does not have the life expectancy of the original surface, which was past its useful life at any rate).

The 2005 Mar Cheri Board of Directors



## MINUTES OF THE MAR CHERI BOARD OF DIRECTORS MEETING JUNE 5, 2006

Nancy Krueger called the June 5, 2006 meeting to order at 7:02. Those in attendance (at 7:02) were Nancy Kruger, Liz Knott, Peter Avauisini, David Antonelli, Laurance Mahar, Katrina. Frank. Marie Bennett, the neighbor whose property connects to the Mar Cheri property north of the pool joined us. Maxine Yarborough arrived a few minutes later.

**SECRETARIES REPORT (Katrina)** Instead of June 28 as reported in last month's minutes - **THE POOL WILL OPEN ON JUNE 23.** Nancy reported that Maxine has called Qwest to activate the telephone service. She also suggested that Mr. Buzzmeyer MAY be employed to assist with chores if he is needed. Peter moved and Dave seconded this suggestion.

**PRESIDENT'S REPORT (Nancy)** An ad for Mar Cheri swimming lessons has been placed in The Federal Way Mirror. **Celebrate the 4<sup>th</sup> of July at the pool.** 3:00 - 4:30 swimming and games 4:30 picnic.

**TREASURER'S REPORT (Peter)** Bank statement dated May 16: Checking \$16,825.72 Savings \$10,173.87 Expenditures \$2,375.56. See other side for list of expenditures.

**MAINTENANCE REPORT (Laurance)** The pool cover has been repaired. Thanks to Claire Bruce for the amount of work he has done. AquaQuip will start the pool heater on June 19. Molly Mahar will clean the shower curtains. The chain that will enable us to close the parking lot will be installed in the next 2 weeks. One post on the north side of the playground fence needs to be attached to provide stability. Several families contributed to cleaning the pool and playground areas and beautifying the entrances. Thanks to all who helped.

**RECREATION REPORT (Maxine)** Everyone on the Waiting List has been called. Currently we have 27 Associate Members. Both Qwest and Waste Management have been called with the request to begin their services prior to opening the pool. **Playground and Pool rules** will be distributed with the June minutes

**ARCHITECTURAL REPORT (Dave)** Thanks to Don Deighton for the assistance he has given to the committee. However, we are still in need of one more person to be on this committee. **April & May Projects:** - Div. 4 Lot 7: Approved the roof cover replacement for the Erickson's home. Div. 3 Lot 6: Approved the roof cover replacement for the Durflinger home: He is using the same material as the original application. Div. 1 Lot 7: Approved a new deck on the house being renovated by Gary Ford. Div. 2 Lot 9: The work on Yaarda's additional garage has begun. This project was approved by the previous Board. We will monitor the work as it progresses. Div 3 Lot 17: We approved the construction of a green house to be built by Turp Christianson on property purchased from an adjacent neighbor. The green house will not be built on Mar Cheri property. **June Projects** - Div 1 Lot 15: Plans for new landscaping were received from the Patmore's and approved. Included were a sketch of the plan and pictures of the materials to be used.

**NEW BUSINESS (Nancy brought to our attention).** (1) Liz Knott submitted her letter of resignation as Vice President/Nominating Committee because she is moving. She has asked and Kay Gordon has agreed to fill this post until the next election. It was moved, seconded and agreed to by the Board to accept Liz's resignation and Kay's agreement. **Thanks Liz for everything you've done for the community. Welcome Kay.** (2) After reading and clarifying the Mar Cheri By-laws they were given to Attorney Steve Freeborn to ensure that the wording is understandable. The new changes will be typed. When the Board has agreed to the changes, they will be delivered to the community prior to the February annual meeting (3) Did You Know?? State Wildlife Biologist Michelle Tirke came in April to see the Heron's nests that she had heard about. She found seven (7) just north of the pool. She marked the trees that contain the nests because Herons are a protected bird and it is against the law to chop the trees that provide housing for them. We also understand that properties that house Herons may apply for tax relief. See over.

Meeting Adjourned: 8:05 pm.

NEXT MEETING 7 pm July 10 at the Mar Cheri pool. If the weather is inclement call a Board Member or see the Bulletin Board at the pool for a change in location.

Respectfully submitted,

*Katrina Frank*

Katrina Frank, Secretary

May 2006 Expenditures

MAY - 2006

check #

Date

Amount

check #	Date		Amount
4427	5-1-06	Public Health - Seattle King County	451.00
4428	5-1-06	secretary of State (Non Profit Corp.) (Annual Report)	10.00
4429	5-1-06	Red Shield Insurance Co.	1,156.00
4430	5-7-06	Peter Avaiusini (Stamps-Off-Supplies)	45.00
4281	5-13-06	The Lock Shop { Re Key Cylinder + 4 keys made	91.17
4282	5-13-06	Laurence Mahar { 2 padlocks + Chain Twist Link	25.20
4283	5-17-06	Maxine Yarbrough- { Flyers - Stamps + Misc. office Supplies	108.02
4284	5-18-06	Barbara Antonelli - Publishing of Directory	56.79
4285	5-20-06	Eddie Crawford (Grass Cutting)	30.00
4286	5-20-06	clare Bruce { Major Repairs on Rack that Reels Swim. Pool Cover	300.00
4287	5-23-06	Patricia Patton (Pool Recreation Plants, soil, etc.)	96.45
4288	5-23-06	Nancy Krueger - "Clean-up Day" Flyers	5.93
		Total	\$ 2,375.56