

**Study Session
January 13, 2009
2:00 PM**

A. President's Comments

The Board discussed the selling of the Cape George property on Vancouver Drive & decided against making any sales now.

The Community Handbook is currently being discussed.

Regular Board Meeting January 15, 2009 @ 7:00pm

B. Letters from Members

C. Member Participation (Compliments, Issues, Concerns members wish to bring forward. This could also be a time period when members might want to address questions to the manager or the Board.)

D. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.

- 1. Review Resolutions – motions needed**
- 2. Abacus work order change – George Castaneda – motion needed**
- 3. Proposed Bids on Heat Pumps – George Castaneda/Tom Ramsey**
- 4. Renovations to Shower Rooms – George Castaneda**

E. Adjournment

**Study Session
February 10, 2009
2:00 PM**

A. President's Comments

**Board meeting Thursday at 7:30 PM
Need to recruit to members to run for Board for next year
Accounting audit scheduled for February 27th**

B. Letters from Members

**E-mail from Helen Rector – Bill Stull and Dick Poole
Letter from Dean Shinn**

C. Summary of where we are on major community projects

D. Member Participation (Compliments, Issues, Concerns members wish to bring forward. This could also be a time period when members might want to address questions to the manager or the Board.)

D. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.

- 1. Marina sub lease proposal – Tom Ramsey**
- 2. Summary of importance of ideas brainstormed at December Study Session.**
- 3. Proposal from Abacus Construction for pool dressing room and showers (Funding to come from General Reserves and Swimming Pool Memorial Funds)**
- 4. Proposal Smith and Jones for installation of AquaCal heat pumps for pool (Funding to come from Operating Budget)**
- 5. Possibility of increasing administrative charge to owners for rental properties**
- 6. Payment of Gresham in the amount of \$8,919.30 for work on Well #5 and accompanying transfer resolution**
- 7. Progress payment to Abacus Construction of \$10,000 for work completed and accompanying transfer resolution**
- 8. Contract proposal from NTI for completion of Small Water System Management Plan Update - \$6,000 (Funding to come from Water Reserves)**
- 9. Proposal from Pro-link Fence for fencing around CG Water Plant (Funding to come from Water Reserves)**
- 10. Partial payment to Pro Link Fence of \$2,500.00 and accompanying transfer resolution**
- 11. Transfer resolution for funds paid to Abacus for partial payment on work completed.**
- 12. Pet regulations**
- 13. Parking decals for renters and fees**
- 14. Other items**

E. Adjournment

**Study Session
March 10, 2009
2:00 PM**

1. Call to Order and President's Comments

**Board meeting Thursday at 7:30 PM
Need to recruit members to run for two vacant Board positions
Any additional items that need to be added to Study Session Agenda**

2. Manager's Comments – update on progress on projects and activities

3. Member Participation and Letters from Members (Compliments, Issues, Concerns members wish to bring forward. This could also be a time period when members might want to address questions to the manager or the Board.)

4. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.

a. Review of Common Property Regulations – Robin Scherting

- a. Suggested revisions and or clarifications**
- b. Review Guest Policy**
- c. Process for Board approval**

b. Interim report of Pet Ad Hoc Committee – Thad Bickling

- c. Red fire/emergency signs throughout community**
- d. Need for Fund Raising Standing Committee**
- e. Replacing two windows and door(s) in Clubhouse –estimate from Grove's**
- f. Advance payment in the amount of \$1,000 to Smith and Jones**
- g. Payment to Pro Link Fence in the amount of \$2,577.00 and accompanying resolution**
- h. Payment to Master Pools in the amount of \$20,287.06 and accompanying resolution.**
- h. Other items**
 - a. Newsletter Advertising**

5. Adjournment

Variance Hearing and Study Session Agenda

Date: April 14, 2009

1:45 PM Variance Hearing

2:00 pm, Regular Study Session

Variance Hearing (1:45 PM) – Naomi Nachun and Laurence Conn, 222 South Rhododendron

- 1. Owner or owner's agent comments**
- 2. Letters from members dealing with variance**
- 3. Building Committee recommendation**

Study Session (Immediately following Variance Hearing)

1. President's Comments

Change in timing for completing review revisions to CG Rules and Regulations

Swimming Pool Committee contribution of \$3,500 towards pool expenses

Social Club contribution of \$1,000.00 towards pool expenses

2. Manager's Comments – update on progress on projects and other activities.

3. Member Participation and Letters from Members (Compliments, Issues, Concerns members wish to bring forward. This could also be a time period when members might want to address questions to the manager or the Board.)

4. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.

a. Change in date for Annual Meeting from 3rd Saturday (July 18) to 4th Saturday (July 25) – Bill Stull

b. Possible Building Regulation By-Laws Changes (Fire signs and driveway aprons) - Don Lee

c. Possible regulation dealing with traffic regulations in Cape George – George Castaneda/Bill Stull

d. Reaffirmation of CP Regulations (CP 03, 05, 07, 08a, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19) – Bill Stull

e. Ad Hoc Pet Committee Recommendations – Thad Bickling

f. Final payment to Master Pools in the amount of \$40,574.12 with an accompanying resolution for transfer from reserves – George Castaneda

g. Final payment to Abacus in the amount of \$8,829.49 with an accompanying resolution for transfer from reserves – George Castaneda

- h. Payment to Gresham Well Drilling in the amount of \$12,424.54 with an accompanying resolution for transfer from reserves – George Castaneda**
- i. Payment of \$1,719.36 to Groves for window replacements with an accompanying resolution for transfer from reserves – George Castaneda**
- j. Payment of \$1,035.00 to NTI for the completion of the Small Water System Management Plan Update with an accompanying resolution for transfer from reserves – George Castaneda**
- k. Appeal of member regarding results of complaint resolution – dealing with “Bright Light Complaint” – Bill Stull**
- l. Swimming Pool recommendation regarding naming of the Swimming Pool – Bruce Candioto**
- m. Review CP01 and discuss possible change(s). Consider approving with changes – Robin Scherting**
- n. Consider “Procedures for Use of Memorial Committee Funds –Bill Stull.**
- o. Review draft of CG Handbook – Robin Scherting**
- p. Marina recommendation – approve Charlie Boulay as Harbormaster/Marina Chair – Dale Huselton**
- q. Marina recommendation – consider introducing fee for marina moorage slip waiting list – Dale Huselton**
- r. Other items**

5. Adjournment

CG Study Session Agenda

Date: May 12, 2009

Time: 2:00 pm,

1. President's Comments

**June 9, 2009, Meet the Candidates Session at 1:00 PM prior to Study Session Annual Meeting scheduled for July 25, 2009 at 1:00 PM in Clubhouse
Preliminary thanks to our Volunteer Clubhouse painters organized by Don Rogers**

2. Manager's Comments – update on progress on projects and other activities.

3. Member Participation and Letters from Members (Compliments, Issues, Concerns members wish to bring forward. This could also be a time period when members might want to address questions to the manager or the Board.)

4. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.

a. Marina recommendation – consider introducing fee for marina moorage slip waiting list – Charlie Boulay

b. Marina Long Term Ad Hoc Committee request – Gary Rossow

c. Pool Committee's recommendation to name the pool "Cape George Founders' Memorial Pool" – Bruce Candioto

d. Consider putting two Building Committee recommendations for Building Regulations By-Law changes on agenda for action of Board (Driveway aprons and Fire Signs) – Don Lee

e. Request from member Bob Carter to have fire on beach

f. Discuss Building Committee recommendation regarding "Outdoor Lighting" contained in Building Regulations By-Laws – Don Lee

g. Discussion of proposed changes to PP (Personal Property) Section of CGCC Rules and Regulations – Leanne Ryan

h. Discussion of proposed changes to Personnel Section of CG Rules and Regulations – Dick Poole

i. Consider putting new Traffic Regulation (CP-19) on agenda for action of Board – George Castaneda

j. Update from Pet Ad-Hoc Committee – Thad Bickling

**k. Social Club request to discuss financial responsibility for satellite TV service
Mary Hilfer**

l. Progress payment to NTI in the amount of \$180 with funds coming from Water Reserves – George Castaneda

k. Board candidates – Bernie Del Valle

l. Update on Cape George Handbook – Robin Scherting

m. Other items

5. Adjournment

Cape George Colony Club
Meet the Candidates Session followed by June Board Study Session
Tuesday, June 9th

Meet the Candidates Session 1:00 PM until 2:00 PM – hosted by Bernie DeValle, Chair of Nominating Committee

Study Session (2:15 PM until 4:00 PM)

1. Presidents Comments

Discussion regarding changes and revisions to the Financial Rules and Regulations has been postponed until July meeting.

In July we will review changes and revisions to Miscellaneous Section of rules and regulations.

Annual Meeting – July 25th at 1:00 PM in the Clubhouse

2. Manager's Comments – update on progress on projects and other activities.

3. Member participation and letters from members (compliments, issues, concerns members wish to bring forward. This could also be a time period when members might want to address questions to the Manager and Board.)

4. Board items for discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting Agenda as action item, (2) place on Board Meeting Agenda as information item, (3) move item to next month's Study Session Agenda, and (4) no action or further discussion.

a. Consider Building Committee recommendation regarding "Outdoor Lighting" which is contained in Building Regulations By-Laws – Don Lee

b. Reaffirmation of EM03 – "Indemnification of Employees and Agents"

c. Payment to Mt. Baker Silo, Inc in amount of \$677.50 for work on water tank with funds coming from Water Reserves – George Castaneda

d. Social Club recommendation regarding the creation of a Fund Raising Committee, Granny's Attic and the appointment of Ad-Hoc committee to make recommendations to the Board regarding this subject – Bill Stull

e. Status of Fund Raising Checking Account – Robin Scherting

f. Review annual insurance renewal information – George Castaneda

g. Completion of audit and transfer of excess funds to three reserve accounts – George Castaneda

h. Resolution to transfer \$677.50 from Water Reserve Fund to CGCC Operations Account. (Mt. Baker Silo, Inc.)

i. Resolution to transfer \$6,700.00 from Club Donations/Contributions Account to the General Reserves Account – George Castaneda

j. Pet Ad Hoc Committee progress report – Thad Bickling

k. Request from Social Club to install permanent sign boards on Cape George property near the mailboxes in the Colony and the Village

l. Announcement of Phyllis Ballough as co-chair of the Fitness Committee

5. Adjournment

STUDY SESSION AGENDA
JULY 14, 2009
2:00 PM

- A. President's Comments - Bill Stull
 - Special thanks to Board Members whose terms are ending
 - Reminder of Annual Meeting and need for committee reports
 - Vehicle entrance safety issues

- B. Letters from Members

- C. Manager's Preliminary Report: (George Castaneda)

- D. Member Participation (Compliments, Issues, Concerns members wish to bring forward.)

- E. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.)
 - 1. Request for funding for inspection of marina basin pilings (\$1,600) with funding to come from Marina Reserves - Charlie Boulay
 - 2. Proposal for fee to be charged for being on Marina waiting list - Charlie Boulay
 - 3. Changes to Social Club (Committee) Charter - Mary Hilfer
 - 4. Approval of Mary Hilfer to be Chair of the Social Club Committee effective July 1, 2009
 - 5. Approval of Helen Rector and Jim Fling to be Co-Chairs of the Swimming Pool Committee effective August 1, 2009
 - 6. Approval of John Hanks to be new member of Building Committee effective August 1, 2009
 - 7. Procedure for dealing with two appeals (both dog fines) -Bill Stull
 - 8. Agenda for Annual Meeting on July 25th – Bill Stull
 - 9. Resolution to transfer of \$2,200 from General Operating Account to General Reserves (Proceeds from Granny's Attic) - Tom Ramsey
 - 10. Resolution to make end of year transfers from General Investment Funds to Reserve Accounts - General Reserves (\$16,559.37), Marina Reserves (\$8,737.65), and Water Reserves (\$58,626.02)
 - 11. Resolution to transfer \$1,237.00 paid to NTI from Water Reserves to General Operations Account –Tom Ramsey
 - 12. Committee chairs for next year – Bill Stull
 - 13. Revisions to Financial Rules and Regulations - Tom Ramsey
 - 14. Revisions to Miscellaneous Rules & Regulations, & Forms – Thad Bickling
 - 15. Report from Pet Ad Hoc Committee – Thad Bickling
 - 16. Report from Fund Raising Ad Hoc Committee – Kathrynne Kent
 - 17. Other items

- F. Adjournment

Study Session Agenda
August 11, 2009
4:00 P.M.

A RECEPTION FOR MEMBERS TO MEET CAPE GEORGE BOARD OF TRUSTEES WILL TAKE PLACE AT 3:00 PM PRIOR TO THE REGULAR STUDY SESSION

A. President's Comments and Announcements

1. Welcome and Thank you
2. Change in Format for Study Session
3. Workshop for Board Members

B. Discussion results from member participation during reception

C. Letters from Members

D. Manager's Comments

E. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agendas as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month's Study Session Agenda; 4) No action or further discussion required.

1. Information: Calendar of Board Meetings and Deadlines, Agenda Deadlines, Committee Chairs and Board Liaisons.
2. 2009-2010 Core Committee Chairs: Finance, Water, Roads, and Building. Committee chairs and members.
3. 2009-2010 'other' Committee Chairs with members.
4. Report from Ad Hoc Fund Raising Committee
5. Motion to approve new signature cards for Board member changes and new Board member.
6. Consider authorization for manager to install speed bump at the beginning of Dennis Blvd. in The Village

F. Member Participation (Compliments, Issues, Concerns)

We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic allowing every member that wishes to speak to do so. Each member may have one rebuttal with a 2-minute time limit on same topic. If another topic is raised the same procedure will be followed.

G. Other and Adjournment

Study Session Agenda
September 8, 2009
3:00 P.M.

A. President's Comments and Announcements

1. Parliamentarian
2. Handbook

B. Letters from Members

C. Manager's Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agendas as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month's Study Session Agenda; 4) No action or further discussion required.

1. Discussion of Budget process and progress to date – Tom Ramsey
2. Consider proposal from Gary Rossow for additional misc. equipment for pool
3. Discuss CG Pool Dehumidifier – Jim Fling
4. Consider change in Clubhouse Rental Charges – Leanne Ryan, Tom Ramsey, Bill Stull
5. Consider advisory vote to go to membership regarding possible change to Regulations PPO1 "Livestock and Pets" – Bill Stull
6. Speed Bump update – Larry Southwick and George Castaneda
7. Consider proposal concerning Tree Risk Assessment by Arborist, Richard Hefley – George Castaneda
8. Discussion about antennas – Don Lee
9. Discuss Major Projects and/or Activities for the coming year – Robin
10. Emergency Planning Committee Functions – Carolyn Salmon
11. Resolution to make transfer \$5596.00 paid to Hancock & Slater from Water Operations Reserves to the Colony Club General Reserves Account – Tom Ramsey

E. Member Participation (Compliments, Issues, Concerns)

We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic allowing every member that wishes to speak to do so. Each member may have one rebuttal with a 2-minute time limit on same topic. If another topic is raised the same procedure will be followed.

F. Other and Adjournment

Study Session Agenda
October 12, 2009
3:00 P.M. at the Fire Hall

- A. President's Comments and Announcements
- B. Letters from Members (2)
- C. Manager's Comments
- D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agendas as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month's Study Session Agenda; 4) No action or further discussion required.

- 1. Discussion of Budget process - George Castaneda, Georgette Semick
- 2. Consider change in Clubhouse Rental Charges – Leanne Ryan, Tom Ramsey, Bill Stull (3)
- 3. Speed Bump update – George Castaneda, Larry Southwick (3)
- 4. Consider proposal for rooftop structures – Don Lee
- 5. Consider "Marina Initiatives" – Dick Poole
- 6. Consider naming Marina Point in honor of Homer Hinchliff – Environmental Committee
- 7. Consider proposal from Schmitt's Sheet Metal, Inc. - George Castaneda, Jim Fling
- 8. Consider Proposal from Double D Electric concerning pool electrics – George Castaneda, Jim Fling
- 9. Consider Resolution to transfer \$90.00 from Water Reserves to General Investment Funds (Northwest Territories) – Thad Bickling
- 10. Consider Resolution to transfer \$1,594.95 from Marina Reserves to General Investment Funds (Whatcom Construction) – Thad Bickling
- 11. Review major projects/activities for coming year – Robin Scherting
- 12. Discussion concerning improvements to clubhouse picnic area – George Castaneda, Dick Poole

- E. Member Participation (Compliments, Issues, Concerns)

We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic allowing every member that wishes to speak to do so. Each member may have one rebuttal with a 2-minute time limit on same topic. If another topic is raised the same procedure will be followed.

- F. Adjournment

STUDY SESSION AGNEDA
NOVEMBER 10, 2009
3:00 PM at the Clubhouse

A. President's Comments

1. Board Winter Schedules

B. Letters from Members (8)

C. Manager's Comments

D. Board Items for Discussion and possible inclusion on the agenda for Thursday's Board Meeting. (Four possible actions: (1) place on Board Meeting agenda as action item, (2) place on Board Meeting agenda as information item, (3) move item to next month's Study Session agenda, and (4) no action or further discussion required.

1. Marina Committee Proposal requiring insurance on boats in marina - Dick Poole
2. Discuss changes to Clubhouse Rental Charges – Tom Ramsey, Leanne Ryan, Bill Stull
3. Consider Black Out dates for Clubhouse – Bill Stull
4. Consider Speed Bump Proposal with input from Road Committee – George Castaneda, Larry Southwick
5. Consider proposal to include antennas under Building Rules & Regulation – Don Lee
6. Consider Newsletter advertising & Clubhouse TV charges – Mary Hilfer
7. Consider revision to Rules & Regulations CP13 "Use of Beach Common Area". – George Castaneda
8. Update on dehumidification for pool – George Castaneda, Jim Fling
9. Update on improvements to clubhouse picnic area. – George Castaneda, Dick Poole
10. Board appeal from Mr. & Mrs. Blondin concerning trees – George Castaneda
11. Consider motion to approve payment to Double D Electric for work done at pump station in the amount of \$1,559.48 – George Castaneda
12. Consider resolution to transfer \$1,559.48 from Water Reserves to General Investment Account (Double D Electric) – George Castaneda
13. Consider changing the amount for "Members Not in Good Standing" from \$25.00 to \$50.00. – Tom Ramsey
14. Review major projects/activities for current/previous year – Robin Scherting

E. Member Participation (Compliments, Issues, Concerns) We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic allowing every member that wishes to speak to do so. Each member may have one rebuttal with a 2-minute time limit on same topic. If another topic is raised the same procedure will be followed.

F. Announcements & Adjournment

Variance Hearing and Study Session Agenda
December 8, 2009
2:45 PM at the Club House

Variance Hearing 2:45 PM – Cookie Tonkunas 235 Johnson Ave., Highlands

1. Owner comments
2. Letter from members dealing with variance
3. Building Committee recommendation

Study Session – 3:00 PM

A. President's Comments and Announcements

B. Letters from Members

C. Manager's Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agendas as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month's Study Session Agenda; 4) No action or further discussion required.

1. Marina questionnaire Regarding the Future of the Cape George Marina – Charley Boulay, Dick Poole, Tom Ramsey
2. Consider purchase of dehumidification system for pool – George Castanada
3. Consider general assessment for dehumidification system for pool – George Castanada, Tom Ramsey
4. Consider Loan from Reserves for heat pumps (Resolution ?) – Tom Ramsey
5. Discuss Accounts Receivable bad dept write-offs – Tom Ramsey
6. Consider proposal to include antennas under Building Guidelines – Don Lee
7. Consider Bldg Committee's recommendation concerning maintenance of the right of ways – Don Lee
8. Update on PA System to allow Board members to participate while away – Bill Stull
9. Clarification and possible changes to EMPO1 Personnel Policies and Employment Guidelines – Bill Stull
10. Update concerning Clairty – Tom Ramsey
11. Consider motion for approval of payment to Double D Electric in the amount of \$1,380.10 – George Castanada
12. Consider motion for Resolution for payment to Double D with money coming from the Water Operations Reserves – George Castanada
13. Review major projects/activities for current/previous year – Robin Scherting

E. Member Participation (Compliments, Issues, Concerns)

We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic allowing every member that wishes to speak to do so. Each member may have one rebuttal with a 2-minute time limit on same topic. If another topic is raised the same procedure will be followed.

F. Announcements and motion for Adjournment