

MINUTES – DRAFT

Ayock Beach Improvement Association
2026 Annual Membership Meeting
May 23, 2026
Hama Hama Fire District Meeting Room

- **Call to Order:** Kathy Chester, President called the meeting to order at 1:00 PM
- **Quorum:** Neill Fishman, Secretary announced that a quorum was reached — 47 votes present and by proxy.
- **Introduction of Board Members:** TRUSTEES PRESENT: Kathy Chester - President, Mike Bell – Treasurer, Neill Fishman – Secretary; Lori Ginther-Hutt and Bob Thompson, Jr. – TRUSTEES ABSENT: Scott Remillard – Vice-Pres and Kendra Jared - Trustee
- **Introduction of New Community Members:** Tracy and Tony Godat; Clair Bellefleur and James Brabant
- **Self-Introduction of Community Members Present:** Members introduced themselves
- **Recognition of Volunteers:** Mike Bell, Steve Kelly and Richard Chester, Water Committee; Adam Peebles. Dave Moore, Kerri Wood, and Darlene Kenney who helped resolve water system issues; Kathryn Chester, Richard Chester and Gerry Monkman, Dock Committee; Gerry Monkman, Brian Zadorozny, Doug Devlin, Ted Hennie, Mike Stevenson, Dave Moore, Clyde Jared, Jordan Chester and Dick Chester who assisted with dinghy dock placement; Michael Connolly, Chair Grounds Maintenance Committee and Volunteers; Dawn and Randy Peschek and Kathy and Dick Chester for dock signage; Adam Peebles for dock lighting. Kathy thanked all without going over the list and thanked the many others in the community that step up to help.
- **Approval of the minutes of 2025 Annual Meeting:** MSA (Motion, Second, Approved)
- **Treasurer's Report** – Mike Bell distributed and verbally reviewed a spreadsheet that divided up the financial report into four funds; general fund, water fund, road fund and dock fund. He reviewed the income and expenses of each fund for fiscal year 2025 (May 1, 2025, to April 30, 2026). He noted that this was different from the spreadsheet that had been sent out prior to the meeting but that few corrections were made.
The spreadsheet illustrated the following working bank balances:
Checking: \$12,574
Money Mkt: 20,661
RESERVES:
Road CD: \$10,983
Water CD: \$18,270
Dock Security: \$ 6,195
Gen Fund CD: \$ 33,365
- **Board Report:** Kathy Chester referenced the list of Board meetings that occurred during FY 2025 and the significant Board actions that were taken.
 - Board Meetings:
 1. 9/27/2025 (in person)
 2. 12/9/2025 (Virtual)
 3. 12/26/2025 (Virtual)
 4. 1/20/2026 (Virtual)
 5. 3/03/2026 (Virtual)
 6. 3/27/2026 (Virtual)
 7. 4/18/2026 (In person)

- Board Actions: *Kathy noted that most items will be discussed under old and new business and in Committee Reports.*
 - Accepted the resignation of Heather Attwood as Trustee and Vice-President
 - Approved the appointment of Scott Remillard to fill the remainder of Heather Attwood's term and serve as Vice President.
 - Approved Grounds Maintenance Committee as a standing committee
 - Approved the repair of the Water Pump Alarm
 - Approved the Bennett Lane/Stevenson Project
 - Approved the termination of the H2o Contract
 - Approved the Contract with Northwest Water Systems, cleaning of the reservoir, and water electrical repairs
 - Approved policies regarding driveways, bioswales and Pier Gate Code
 - Approved WUE Goal Proposal to Membership
 - Approved the continuation of the property sale transfer fee
- **Dock Committee Report and Dock/Pier Replacement Project Report** – Richard Chester gave a verbal report on the Dock Committee's work during the year. He noted that construction of the new pier and main float was completed on time and under budget, and that the old dock ramp was sold (\$3500), with the proceeds added to the remaining dock fund. The dinghy dock needs re-decking at an estimated cost of \$2,500. Appreciation was expressed for Barry and Roger's help with the dinghy storage area. The concrete boat launch ramp also needs repair. In response to a question about warranty coverage for the new pier and dock structure, it was confirmed that the construction contract includes a one-year warranty. Concern was also raised about the step-up entry ramp at the pier entrance, which the Dock Committee will evaluate. Community members were asked to direct any concerns about the new pier and dock structure to the Dock Committee.
- **Dock/Pier Replacement Project Financial Report** – Mike Bell had included the dock fund financial statement in his treasurer's report. A question was asked about the residual funds from the project since the actual cost was under budget. Board members explained that the small residual amount would be held for future maintenance and possible repairs of the docks.
- **Water Committee Report** – Richard Chester gave a verbal report about the status of Ayock's water system. It is currently functioning correctly after many expensive repairs to the electrical and alarm systems during the past year. The electrical system is antiquated and will eventually need to be upgraded. The Water Committee recommends that the Board plan for an expenditure in a few years of approximately \$20,000 to upgrade the electrical system. The water tank was cleaned this year. The recommended cleaning cycle is every 20 years. Appreciation was expressed regarding Adam Peebles' assistance in keeping the pump functioning over many months. A new water management company (Northwest Water Systems) has been contracted and has begun work. Copies of the water-quality written report were distributed.
- **Grounds Maintenance Committee Report** – Michael Connolly verbally reported the activities completed during the past year that included a work party, maintenance of the bench garden and pruning the apple tree across from the dock. An expert provided an opinion that the functioning of the current bioswales and ditches is adequate. Evaluation of the drains is to be done. Mowing will be done three times this year. Clearing the sides of the roadway will be considered. Clearing ivy from the entry to Ayock will be done. Concern was expressed about the growth of underbrush and saplings on Ayock's property above the hillside by the apple tree and behind the garage at 30 N. Bennett Lane. This undergrowth will be evaluated.
- Concern was expressed about the broken guy wire on the pole near the dock which was broken by a passing truck owned by Sunset Rentals. It was reported that PUD 1 has been notified.

- **Old Business:**
 - **AED/CPR Training** – Lori Ginther-Hutt reported that new pads have been installed on the AED, and the battery is checked regularly. A fire department class on AED use is expected to be offered.
- **New Business:**
 - Board approved policies – Neill Fishman explained why the Board adopts policies and presented three new policies: driveways, bioswales and pier gate code that were approved by the Board this past year. Copies were made available at the meeting or members were told they could contact the Board at AyockBoard@yahoo.com.
 - 2025-2026 Operating Budget – Mike Bell, Treasurer, proposed that the upcoming yearly general dues would remain at \$230 per lot per year and the water fee remain at \$155 per lot per year. **MSA**
 - WUE Goal Proposal — Kathy Chester described the requirement from the State of Washington that private water systems submit a water conservation goal. She presented the *proposal as approved by the Ayock board of Trustees which is a goal of reducing summer water consumption of the **average** use **per household** by 1% per year as measured by the meter that is located at the 13,000-gallon tank on the hillside. We plan to accomplish this goal by the use of **Community Outreach, Community Awareness and the use of Water Meter Reading (total)Usage.*** **MSA**
 - A question from the floor regarding a Board action that had not been previously addressed concerned the continuation of the property sale balance transfer fee. Kathy explained that this fee is commonly assessed by HOAs at the time of sale. The amount is \$75 for each lot that undergoes a title change. After reviewing the matter, the Board agreed to keep this fee in place to cover administrative and legal expenses associated with property transfers.
 - 2026 Picnic — By a show of hands there was positive support for a picnic on Sunday, July 5th, Noon – 2pm, Kathy Chester, Organizer
- **Election of Board Members:**
 - Position No 3 (3) year term (2029) Nominee: Lane Elsa with no other nominations after a call for floor nominations
 - Position No 4 (3) year term (2029) Nominee: Dawn Peschek with no other nominations after a call for floor nominations

By Acclimation Lane Elsa and Dawn Peschek were elected to the Board for three-year terms.
- **Adjourn:** 2:38 PM

Respectfully submitted by Neill Fishman, Secretary/Edits and additions by Kathy Chester, President