

11-29-25 BOT Meeting Summary

Park Model Stay Policy Update

The board meeting began with a brief discussion of trackables, including CDs and mature dates, and year-end statements. The minutes from the previous board meeting were approved. A policy change was approved requiring a minimum two-night stay for park models on weekends.

Building Permits and Town Hall Planning

The board approved continuation of the ACC and Forestry Committees. The board approved several building permits and motions, including sheds, garages, and fences. The board discussed upcoming town hall meetings, with members invited to suggest topics and dates, while noting that no board meeting will be held in December. The Communications and Compliance Specialist, reported on ACC activities, noting 7 new permits issued and 2 closed, with 229 active permits, and announced plans to work with Pierce County on vehicle compliance issues in January and February.

Positive Financial and Operational Updates

Despite challenging weather conditions, the organization reported a positive financial position for the first month of the fiscal year, which was \$3,000 under budget. Department updates included the restaurant maintaining its target food and beverage expenses, with the restaurant manager managing staff hours effectively, while the golf shop, despite adverse weather, managed 375 rounds. Maintenance crews undertook significant projects, including marina float repairs and upgrades, while administrative efforts included preparing a newsletter with a guide on reading statements. The golf grounds team has worked tirelessly to clear debris from recent storms.

Park Model Booking and Voting

The board discussed implementing a two-night minimum booking requirement for park models at the campground to improve staff scheduling, effective for weekend stays. They clarified that shipping containers and conex boxes are approved by Pierce County as long as they meet standard building codes. The board also addressed voting requirements, noting that 804 votes had been received as of September 27th, with 1900 votes needed for covenants and bylaws.

Community Association Voting Regulations Update

The board meeting covered several key topics including board member attendance requirements, covenant enforcement, and upcoming changes to community association laws. The board discussed concerns about short-term rentals, with approximately 31 confirmed online rentals representing 3.5-5% of total properties. A significant discussion centered on voting extensions, where a member raised concerns about the current vote extension limiting the board's ability to make necessary changes, while the Treasurer highlighted the broader issue of low voter participation since 2011. The board also addressed questions about a Conex box installation and clarified that member comments must occur before voting, as per new state regulations requiring 15 minutes of member comment time at the start of meetings.