

**Minutes of the Annual Meeting of the Members of  
The John's Islanders**  
(hereinafter referred to as Assn)

**Date: Sunday, September 3<sup>rd</sup>, 2023**

Location: Johns Island; Anderson Point

Patrick Pressentin (President) acted as Chairperson.

Lora Stonebridge (volunteer) acted as Secretary.

**The meeting was called to order by Pat Pressentin at 1:07pm.**

**The following Owners\ Guests were present:**

|    | Owner                                       |                |                  |
|----|---|----------------|------------------|
| 1  | <b>Patrick</b> / Margaret Pressentin & Erin | <b>Trustee</b> | <b>President</b> |
| 2  | <b>Scott</b> / Meagan Dawson                | <b>Trustee</b> | <b>Treasurer</b> |
| 3  | <b>Scott</b> Terry & Travis Terry           | <b>Trustee</b> | <b>Secretary</b> |
| 4  | Ted / Lora Stonebridge                      |                |                  |
| 5  | <b>Jon</b> / Candy Duncan                   | <b>Trustee</b> |                  |
| 6  | Debbie Esposito & Nate Wood                 |                |                  |
| 7  | Roslyn Butcher                              |                |                  |
| 8  | Casey Baisch                                |                |                  |
| 9  | <b>Jim</b> Syck & Gary Syck, David Syck     | <b>Trustee</b> |                  |
| 10 | William / Shari Alma                        |                |                  |
| 11 | Steve Clark                                 |                |                  |
| 12 | Jeffrey Jones & Aaron / Kim                 |                |                  |
| 13 | Bill Horder                                 |                |                  |
| 14 | Marita Holdaway & Steve Spencer             |                |                  |
| 15 | Dave / Jill Kramer                          |                |                  |
| 16 | Ty / Kate Manegold                          |                |                  |
| 17 | Brennan Price & Steven                      |                |                  |
| 18 | Keegan Coughlin (proxy)                     |                |                  |

*Seventeen members were present plus one proxy. The bylaws state that a quorum is 20%.*

*There are a total of 36 owner members. Seven members need to be present. A quorum was reached.*

The minutes to the prior members' meeting dated September 4<sup>th</sup>, 2022 were distributed prior to this meeting to the members and posted at the well. The reading of the minutes was dispensed with. A motion to approve the minutes was made by Jeff Jones; seconded by Marita Holdaway, and approved.

**Treasurers Report**

Scott Dawson (Treasurer) reported.

The balance of the Islanders Assn account is \$9,010.

Expenses this year included taxes for road and community property, water testing, and well parts.

It was discussed that the new reserve amount is \$10,000. The increase from \$5000 was a topic from a prior meeting.

**Introductions**

Brennan Price was present. He and his wife Jenna are the new owners of the 'Artist' cabin. The cabin was owned by the Nardis. He and his friend Steve are currently replacing the roof.

## **Well Report**

Jeff Jones proposed to replace sucker rods, other fittings and the well pump based on observations in the July 4<sup>th</sup> weekend repair and projected equipment replacement based on manufacturers recommendations. Specific parts discussion followed.

Candy Duncan asked if there is a manual for the well. Jeff offered to send a link to the manual. He requested that anyone interested email him. (jeff@johnsisland.org) It was also pointed out that Gary Bolton took an instructional video on the assembly of the well head and that should be acquired from Maelita Bolton.

Jeff Jones made a motion to purchase well parts as described for the cost of no more than \$4k; Ted Stonebridge seconded the motion, and it was approved.

Pat conferred with Jeff that water tests were performed this year after the well was repaired. Both coliforms and e coli were absent according to the analytical report provided to the members. In the past, water has been tested for salinity and heavy metals. Pat further brought up for discussion PFAS in water found on San Juan Island in a neighborhood near Lime Kiln. It was concluded that the costs of any other applicable tests be obtained, and the subject was tabled for a future meeting.

## **President's Report**

### **Norwest'er Camp**

Pat had a discussion with Sheila (Camp Director) last week. No issues were noted. Pat asked Bill Horder if he had further comments to make. Several members stated to Bill that they were grateful for being invited to the Salmon Bake. Steve Clark inquired if the Teepees that were being removed would be for sale. Jeff Jones inquired as to the fire alarm bells. Bill informed the members that these are drills and are set to sound at the beginning of each camp session for the counselors and then when the campers arrive. Roslyn Butcher suggested that the Assn is given dates as to when to expect the drills. Bill offered to follow up with the camp to see how communication may improve.

### **Assn Management Issue**

Pat has been sorting out an issue with the Secretary of State regarding their new requirement for Non-Profits to have an EIN. After an EIN was received, they requested 15yrs of taxes. The Assn does not have any employees and Pat will continue working through new regulations and their application to the organization. Pat was checking in prior documents and discovered that Dave Clark was the last VP in office in 2003.

## **Unfinished Business**

### **Recreational Fires & Emergency Report**

Roslyn Butcher reported that only recreational campfires are permitted (as of September 1<sup>st</sup>).

There is still a Burn Ban in effect.

Erline Sanford was airlifted in July due to a significant injury. She is in a facility in Des Moines.

### **Bylaw modifications**

Lora Stonebridge requested that we formally adopt three modifications that had been approved in prior minutes to help get our bylaws updated. Stated were number of trustees from five to nine, no longer having a Vice President office, and the Annual Meeting date. She stated that when new owners are provided with bylaws upon purchase and that they should be current. Pat stated that there was a committee appointed for the bylaws a while back and that no progress had been made. He also stated that he believes that the new RCW Act superseded parts of our articles and bylaws. The subject was tabled for a future meeting.

## **New Business**

### **Well perimeter**

Pat Pressentin brought up his recent email regarding the well and the road easement. He explained that he has done some more research and that owners have the right to access their property. He then asked Ted Stonebridge to address the group regarding their specific needs for supply delivery. Ted discussed that St. Johns Drive turns into Carter Lane (which is a path by the well). The discussion with various members included the knowledge of the 60ft easement, potential tree removal and the width of St. Johns Drive.

Jeff Jones was concerned as to the location of the well and proposed traffic by it. He believes that the well is within the road easement and great care should be taken. There was further discussion around sanitation zones set forth by the county and contaminants from ATVs. A spill kit was discussed. It was determined that the first step is to find the existing survey markers to identify the road. The subject was tabled for a future meeting.

### **Assessment Fee**

Due to the need to update the well, it is expected that the Assn account balance will reduce from the current \$9,000k to \$5,000k. The assessment fee of \$40 had been charged in the past. Many members contributed to the lively discussion on math to figure out how would be needed to obtain a desired account balance of \$10,000k.

Multiple members contributed to form a motion, which was seconded by Marita Holdaway. The Members voted unanimously to approve the motion to modify the Bylaws to raise the assessment cap to \$80 and to charge \$80 as the rate in 2024.

(Note: The Bylaws will be modified as per majority vote on the cap amount of which an assessment can be set. Although it is in the Bylaws that the Trustees have the right to set an assessment, it is customary that the Assn discuss the topic of the current assessment and then the Trustees offer a democratic vote to let the Assn Members set the fee for the coming year.)

### **Road Names**

The discussion of road names was brought up by Jeff Jones. Ted Stonebridge contributed that San Juan County is providing his cabin with an actual address as part of the permit process. Jeff added that he had some trouble getting an address established. He claimed that there is an advantage to having an address for insurance reasons. He was wondering if anyone is opposed to pursuing each lot get its own address. There was discussion, and no one voiced an opposition to island addressing.

It was pointed out that St. Johns Drive should now be recognized by the county as Nells Way as it was adopted by the Assn some time ago. Jeff offered to further research property addressing.

### **Fire & Emergency Preparedness**

Candy Duncan asked if there have been any updates on the possibility of getting a fire truck. Pat reported that he had not recently spoken to Rick Winnings who is the long-term Facilities manager for the camp. Jeff Jones stated that there is a Fire Boat at Roche Harbor to serve the outer islands. There was some discussion regarding insurance companies' inquiries into fire protection. The subject was tabled for a future meeting.

Candy Duncan inquired to the group if there were any additional AEDs. Jim Butcher, Dean Poor, Darrell Jones and the Duncans were identified as those known to have an AED.

### **Call for Island history**

Marita Holdaway asked the Members to contribute to a Johns Island history. She asked that we send her pictures, stories, and memorabilia of our families over time to add to the rich history/timeline of the island life. Bill Horder will also be involved in compiling and publishing.

## **Election of Trustees**

The following five Trustees were present: Pat Presentin, Scott Dawson, Scott Terry, Jon Duncan, and Jim Syck. The following four Trustees were not present: Mike Joyce, Kenneth (Bill) Pugerude, Maelita Bolton, and Jason Andrews.

Roslyn Butcher stated that each is in-term for one year. She also added that a Trustee who is not present should be asked if they wish to run again before the meeting. Discussion followed. Pat offered to call each Trustee prior to the next annual meeting to verify attendance and that if absent the Trustee still wished to be considered a candidate.

Scott Terry stated that he would not be running as a candidate for Trustee this year. A vote was not necessary for this action.

Roslyn Butcher nominated Lora Stonebridge as a Trustee and to re-instate the remaining eight Trustees that served last year. Meagan Dawson seconded, and the following Trustees were elected: Pat Presentin, Scott Dawson, Jon Duncan, Jim Syck, Bill Pugerude, Mike Joyce, Maelita Bolton, Jason Andrews and Lora Stonebridge.

## **Adjournment**

No formal date/time for the next meeting was announced.

Marita Holdaway motioned to adjourn the meeting. Multiple members seconded, and it was approved.

**The meeting adjourned at 2:17pm.**

The Trustees including Pat Presentin, Scott Dawson, Jon Duncan, Jim Syck, and Lora Stonebridge met immediately following the Membership meeting.

They elected Pat Presentin as President, Scott Dawson as Treasurer and Lora Stonebridge as Secretary.