

Minutes of the Annual Meeting of the Members of

The John's Islanders

(hereinafter referred to as Assn)

Date: Sunday, September 6th, 2026 - Location: Johns Island; Anderson Point (Airy residence steps)

The 2025-2026 Board Members: Scott Dawson - President (Chair), Roslyn Butcher - Treasurer, and Lora Stonebridge - Secretary, Jason Andrews, Gary Syck, Jill Kramer, Bill Alma were in attendance.

Guest(s) attending property owner Jeff Davis.

The following is a full list of Owner\Members. Those present (or represented proxy) and other participants are:

		P	B	L	Voting Owner or Proxy	Participant(s)
1	Airy	1	2	4	Willem Alma	
2	Alma	1	1	1	Willem \ Shari Alma	
3	Andrews	1	2	3	Jason Andrews	Ava Andrews
	Baisch\Beller	2	2	6		
4	Benintendi\Jones	1	1	10	Jill Kramer	
5	Bolton	1	1	2,3	Maelita Bolton	
6	Bradford	2	1	15	Candy Duncan	
7	Butcher	2	2	8	Roslyn Butcher	
8	Clark	1	2	2	Po Powell \ Steve Clark	
9	Colyer	1	1	6	Larry Colyer	
10	Coughlin	2	2	2	Lora Stonebridge	
11	Dawson	2	2	3,4,5	Scott Dawson	
12	Duncan	2	1	14	Jon \ Candy Duncan	
13	Goudie\Covert	1	1	7	Jeff Davis	
14	Hamilton	2	1	7	Lora Stonebridge	
15	Horder	2	1	4,5,6	Bill Horder	
16	Jones, David	2	1	8	Jill Kramer	
17	Jones, Darrell	2	1	9	Jill Kramer	
18	Jones, Jeffry	2	3	1	Jeff Jones	
19	Joyce	2	2	7	Mike Joyce	
	Lachlan	2	1	22		
20	Manegold	2	1	3	Lora Stonebridge	
21	Monda	1	1	4	Maelita Bolton	
22	Morgan\Bublitz	2	1	11	Jonathan Morgan	
	Mortensen	2	1	23,24,25		
	Owens	2	1	17,18		
23	Poor	2	1	13	Candy Duncan	
24	Press	1	2	1	Jeff Jones	
25	Pressentin	2	1	16	Pat \ Margaret Pressentin	
	Price	2	1	1,2		
26	Pugerude\Kramer	2	1	10	Jill Kramer	
27	Sandeman, M	2	1	21	Willem Alma	
28	Sandeman, T	2	1	20	Willem Alma	
29	Sanford	2	3	2	Jeff Jones	
30	Sneed	2	1	12	Maelita Bolton	
31	Stonebridge	2	2	1	Ted \ Lora Stonebridge	
32	Syck	1	1	5	Gary Syck	David Syck / Rita Wespi
33	Terry	1	1	9	Scott Dawson	
	Whittaker	1	1	8		

Thirty Three Members were present either in-person or by proxy.

There is a total of **39** owner members in good standing for the year 2025-2026. (Community Lot 19 excluded)

The By-Laws state that the quorum to do business is 20%. Eight Members needed to be present. A quorum to do business was reached. The By-Laws state that 50% of the Members can make By-law modification(s). Twenty Members needed to be present. A quorum to make By-law modifications was reached.

A printed Agenda was distributed which included verbiage for proposed By-law modifications and additions.

The meeting was called to order by Scott Dawson at approximately 11:00 am.

Introductions – Scott Dawson

Scott announced that the Jensen property had been sold to Tim Sandeman and his wife. They were not present. Scott announced the Ulrich property had been sold to Jonathan Morgan and his wife. Jonny was present. He told us that he, his wife and daughter are residents of Whidbey Island and friends of the Press family.

Approval of Minutes – Scott Dawson

A motion to approve the prior Members Annual Meeting held on August 31st, 2025, was made; it was quickly seconded and unanimously approved.

President's Report – Scott Dawson

Scott opened with the acknowledge of the great loss of our neighbor and friend; Casey Baisch. The group concurred that his presence is truly missed. A moment of silence was held.

Scott would like to thank Pat Pressentin for his prior leadership and 'the box of knowledge'. Pat is remaining involved and will update us on the Memorandum of Understanding with Camp Nor'wester. Other gratitude was stated for Lora Stonebridge for obtaining DNR grants, Jeff Jones and Gary Syck for their work on the upkeep to the Community Well, and for Ted Stonebridge for his involvement with the Fire Brigade program.

Scott is pleased that we now have more fire protection then we have ever had. Ted will update us on the merging of the two Brigades, and Jason Andrews will talk about potential for other additions under New Business. A Fire training had been held yesterday (Saturday) and at least 12 people had attended. He is a Brigade Member ...and is pleased that he is close to earning his hat!

He also exclaimed that is fun to see the artsy home address signs. Other contributors to the conversation added that with an address, you may obtain a library card, use it as your primary on your driver's license, become a San Juan County registered voter and it might make of difference on home insurance. Candy Duncan added that the Fire Dept would like our address posted on the beach side for visibility by boat. Roslyn Butcher pointed out that there are reflective numeric Blue Posts available thru San Juan County and they are likely a standard that Emergency services would prefer. Roslyn stated she would provide a link.

Treasurers Report – Roslyn Butcher

The current balance of the John's Islanders bank account balance is **\$10,985**.

Assessment fees were collected for the 2026 calendar year. Only one owner has not paid yet. Two transfer fees were collected of \$100 each. We do not expect the balance to drop below the \$10k agreed on retained balance, so we are not expecting to need a 2027 Assessment. The Well expenses were \$4002. Roslyn to provide a follow-up report.

Investments were discussed. Scott and Roslyn informed us that the Assn banks with Key Bank. Scott is the only one on the account, because it takes both Scott and Roslyn to go to Friday Harbor for both signatures on the one account and they have not had the opportunity to do so. Roslyn is making deposits and uses their online bill pay. We have one checking account that is not charged bank fees. Although we earn a low interest amount, an improved investment has yet to be discovered. Discussion followed as to alternative banks and to the amount we could potentially earn on \$10k (as business). Roslyn agreed to do further research.

Camp Nor'wester Report – Pat Pressentin

Pat was asked to make the Camp Report by Meaghan Baumgartner as she was not able to attend the annual meeting. She related to him that there were no issues with the residents, that she was pleased with the actions of the Fire Brigade coordination, and that overall the relationship was positive. Bill Horder concurred that both have been good neighbors.

Pat has been working with Meagan and the Camp Board on the Memorandum of Understanding which was originally written in 1999. The document spells out expected basic neighborly conduct and was written after the Hearing document

of 24 pages. Changes have taken place over the past 26 years including the Camp purchase of additional land and building more structures. Most recently San Juan Island has established Fire equipment on Johns and established the Brigade. The re-write is presently preliminary and ongoing. The Camp Board meets October 13th, and Pat will be in contact with Meaghan and the Board Chair as the process continues. If you have any questions on subjects that you feel need to be addressed; please contact Pat.

Well Maintenance Report – Gary Syck\Jeff Jones

Gary described the work last fall as primarily converting to more shorter pipe sections so we no longer must build a ladder setup and pull the 20' sections upwards. During that time, they also replaced the pump body which had cracks in it with a new one. For those that do not know, the pump body is located at the bottom of the well. The Assn now owns 2 pumps; so, the idea is that the pump currently out will be refurbished and swapped back in in an every few years cycle. They also encountered a few things that they did not know were broken and repaired them.

Gary explained that he is forming a 'Well Team' of about 5 people. He cited himself, Jeff Jones, Sanford's family. Jeff Jones explained a couple of projects that they would like to do; remove the broken concrete pad and replace it and repair the well handle where it attaches.

Gary added that they did extensive chemical cleaning of the well. After completing their work, they performed a water test. He clarified upon a question from an owner, that a Bacteria test is performed once a year and additionally a test is performed anytime the well is opened. Upon another ask, Jeff clarified that in the history of testing, no bacteria has been detected. He had once recounted an experience with a 'false positive' and he described to the group the sequence of events.

Bill Alma asked if there exist a 'check valve' in the assembly. Jeff responded that if you hear the water going down then that sound is likely due to hole drilled in the pipe to prevent freezing. Scott added to please not drive near the well and do not let your dog pee on it. He encouraged water catchment and personally uses a Berkey. Much gratitude was given to Gary \ Jeff and the people that worked on the well last fall.

Emergency Preparedness Report – Roslyn Butcher, Lora Stonebridge, Ted Stonebridge

Roslyn Butcher stated that San Juan County no longer receives a grant for Firewise assessments. The participation by owner(s) asking for an assessment is beneficial to keep our percentage up. It is important that our Firewise Group stays 'Active'. This helps to get grant funding from DNR. If anyone wants to take over and do the assessments, she will hand it off. In addition to assessments, there is reporting work due in November to document our community hours. Candy Duncan asked if the assessment should be repeated. Roslyn will inquire.

Roslyn is moving the ER notification to WhatsApp. The problem is two groups (Text Messaging) Apple / Android do not group well together and require thread management. She does know and others agreed that another app is not easy for all parties to use, but this platform allows for one larger group. A text message on this change has been sent via the 2 prior phone messaging group and as a blast from Dean. Gary Syck volunteered to assist anyone with setup questions\difficulties. Several owners at the meeting checked their phones and had successfully joined the new WhatsApp group.

Jason Andrews brought up that ER notification was brought about by the tsunami warning last summer when everyone wanted to make sure the Scott Terry was not sleeping on the beach. He also clarified that it is not meant to be a social media...such as 'Jill Kramer has scones'.

Lora Stonebridge informed us that although we have been fortunate to get DNR funding yearly, that can change if federal dollars get cut. Jill had a prior discussion with Lora inquiring on the potential for contract work to remove dangerous trees from easements. It was clarified that a grant can be a combination of Chipper rental, Tree removal, and/or Dumpsters. A survey of those in the Firewise program will look at next year's option(s). Discussion followed on specifics of tree removal(s) from easements.

In 2026 other islands also received \$4k DNR Microgrant funding: Stuart E, Henry, and Center Island. Center island did mainly a recycle event and crushed and offloaded 21 golf carts, 4 pallets of batteries and other recycles to Anacortes. Candy brought up the timing of the event. Lora clarified that the timing is set around May Wildland Fire Awareness Month. So, work usually needs to be completed by mid-June. Tides are a factor and although it has been convenient for property owners to have these services on Memorial Day Weekend, it may not be convenient for Humpback Hauling.

Ted Stonebige updated us on San Juan Island Fire & Rescue subjects. Over the summer SJIFR has offered various onsite training on the outer islands. Yesterday, Saturday, we had 13 participants here on Johns. The virtual sessions will start in October and should be offered monthly.

The Fire Dept's UTV has been moved permanently to a bay in Camp Nor'wester's maintenance building. The door is to be painted red and Fire Dept sign has been posted. There was a Fire vehicle push in ceremony yesterday. Chief Monin has decided to combine the brigades to become the 'Johns Island Brigade' and the co-coordinators are Ted and Joel Kelly.

As directed by the Fire department, in an Emergency Call 911 and/or direct number...then if the UTV is needed then call Joel Kelly. It is our understanding that Joel will drive it to reach the site. After some discussion, it was not clear exactly what the chain of communication would be and so more clarification will be sought from Chief Pollack.

Scott added that the road on the cliffside (South) to camp has been improved. They will continue to work on it to improve it for safe passage. He also had been told by Meaghan that they do not wish to open the path that breaks into the obstacle course to become a secondary road (North).

Unfinished Business

Property Owners Assessment – Scott Dawson

No new Assessment was discussed for 2027. (See Treasurers Report).

By-Law Modifications – Lora Stonebridge

The following By-Law modifications were presented. (This is a short form of what was printed on the agenda). Each were discussed, voted on and unanimously approved.

1. Addition to: ARTICLE VI Powers and Duties of Trustees Section 7. The Board of Trustees should approve by majority vote an operational or urgent expenditure not to exceed \$500 per occurrence and if an amount is deemed to be over this limit, then the Officers will follow a process to contact the Owner/Members for majority approval. Exception: Depending on the ability of the well to function producing safe drinking water, the well parts/work may be deemed a special case by the Officers.
2. Addition to: ARTICLE VIII Assessments Section 1. ... An Association bank account plus investment(s) total balance of \$10,000 is expected to be maintained...
3. Modification to: ARTICLE II Section 1. The membership of the corporation shall consist of and be limited to the incorporators and the owners or purchases of tracts: **Scofield's Plat of John's Island and Scofield's Plat of John's Island 2nd Addition** ~~in the area described in Article II of the Articles of Incorporation ...~~

Jeff Jones made a motion and a discussion followed around the changing of a bylaw to choose a replacement Board Member should one pass away during his/her one-year term. Pat Pressintin proposed that bylaw changes be presented to the full Association prior to an annual meeting. Jeff rescinded his motion.

Jeff Jones also requested that non-Board Members be allowed to attend Board meetings. Scott was not aware of the RCW change that Jeff had cited on 1/1/26. Discussion followed. Scott agreed to research the new regulations.

New Business

Water Quality Testing – Ted Stonebridge

Ted states that based on his experience (40+yrs) in the water field in multiple counties, he is interested in increasing testing on the Community Well. Due to a higher than ever number of people on Johns throughout the year, he feels we should have more tests to ensure our public safety. He is seeking approval for additional Bacterial, Saltwater Intrusion, and to repeat Inorganic Chemical compounds.

Jeff Jones inserts that he has done the testing for years upon the direction of the Board. He adds that he will be glad to continue taking any tests as directed. He has taken the Salinity for Chloride. Ted describes Saltwater Intrusion as a more applicable test which includes electrical connectivity. Ted states that he has taken a spring Saltwater Intrusion himself and that DOE recommends another in the fall. He asks for the Board to support additional testing which is in line with requirements for a 'Group A Transient Noncommunity'. Jeff Jones stated that he believes the system to be a Group B system. Discussion was going on between Ted and Jeff.

Jonathan Morgan called for clarification on what is on the table from someone that is not involved in the apparent disagreement. He cites that he is in favor of more testing with his recent experience and needed to install a filter system in his home after finding arsenic. Scott clarifies that Jeff has done the testing for a long time, and Ted has professional experience and would like to have the Board approve more testing, he is able to take the tests and goes off the island past the lab to drop them off. Scott adds that Jeff is living on Johns year-round and additional testing is an inconvenience for him.

Jason Andrews asks for clarification as to the test, amount, frequency that Ted is proposing. In the process of Ted and Jeff responding to Jason's inquiry; Bacti tests are \$35 (3-4x yr), Saltwater Intrusion \$97 (2 x yr fall and spring), Inorganics \$265-325 (1 x every 2 yrs) and the total cost is estimated at \$500-\$1000 per year.

Jeff asks for the Well group to receive directions from the Board and that he would be able to take the additional tests. Ted asks for tests results to be provided promptly. Roslyn asks for charges for timely reimbursement. Scott clarified that anyone could run any test (at their own expense) and that the association would appreciate all results to be posted.

Jason offers a motion. Jeff and Jason agree on an amount; which Jason then inserts into his motion. Scott adds to the motion 'following the recommendation of Ted'. Jason repeats Scott's addition as 'by recommendations'. Jason initially states that the results should be 'sent out to Dean Ballard's list and posted on the website' and after discussion alters it to 'posted on the website'. Others offer suggestions and/or comments; and Jason does not repeat them to indicate that he was modifying or adding to his motion. No one asks for a full repeat of the motion. The motion was seconded and approved: *Annual Water testing budget, not to exceed 1,000 dollars, to increase the frequency at the Well Team's discretion, by recommendations, results posted on website.*

Capital Improvement Projects – Jason Andrews

Jason cited Center Island as having higher dues and associated building(s) and a caretaker. He stated that Johns is not at that level, but there are more people coming to the island and it would be ideal to increase our resources in water, fire, and mail service. He mentioned mail delivery to our new addresses. Scott mentioned a trailer/water tank like Camp Norwester has.

Jason would like us to form a 'Capital Projects Committee'. This would be an idea forming group. Discussion followed to ensure that those outside of the Assn are included. Someone clarified that water is budgeted under the Association. Some discussion was had about how to pay for any proposals with a property assessment and/or donations. No funding decisions were made. The following people asked to join Jason on the committee: Jeff Davis, Jonathan Morgan, Jeff Jones, Bill Alma, and Steve Clark.

Humpback Deliveries – Bill Horder

Bill Horder had a conversation with Craig of Humpback Hauling. He asked that we cut back sallah to be ready for deliveries. Scott concurred that he had the same discussion with Mark of Humpback prior to Monda's delivery.

Path Use – Jill Kramer

Jill Kramer wished to remind people that the path over Jones, Pugerude\Kramer, Morgan, Sneed is personal property. She stated that it is ok to walk over their properties, please just to be aware, this is not the main road.

Election of Board Members (Trustees)

Nine potential Board Member names were collected for all open one-year positions: Scott Dawson, Lora Stonebridge, Jason Andrews, Roslyn Butcher, Jill Kramer, Gary Syck, Bill Alma, David Jones and EJ Benintendi.

Voting sheets were distributed according to Owner's vote plus any proxy(s) held with 7 lines on each. The voting sheets were collected into a bag. Once all the votes were in, Candy Duncan, Jeff Jones and Ava Andrews performed the tally and provided a report. The following 7 Board Member\Trustees were elected: Scott Dawson, Jason Andrews, Jill Kramer, Roslyn Butcher, Lora Stonebridge, Bill Alma, and Gary Syck.

Adjournment

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

The meeting was informally adjourned following the election at approximately 1:00pm.

All the Trustees were still present, so they met following the Assn meeting.

Officers elected: Scott Dawson - President, Roslyn Butcher - Treasurer and Lora Stonebridge - Secretary.

Submitted by: Lora Stonebridge