

DRIFTWOOD HEIGHTS ASSOCIATION, INC.
370 N. EAST CAMANO DRIVE, STE. 5, PMB 219
CAMANO ISLAND, WA 98282-7279



INCORPORATED 1970

Community Members
Driftwood Heights Association
Camano Island, WA 98282

October 27, 2020

Re.: 2019 ANNUAL ASSOCIATION MINUTES

Dear Members,

Due to the transition of Board of Directors members, the 2019 annual meeting minutes held on May 18, 2019, have been lost. Therefore, as recollected by the Board of Directors present at that meeting, the following is presented below.

The topics discussed were minimal as the Association's operations have been self-serving without complications. The topics included the following: 1) Budget review: see attachment. 2) Meter and Beach bulkhead status: see attachment 3) Water storage tanks: both received 5-year cleaning – there were no discrepancies. 4) A call for members to volunteer for board membership – via community vote.

Thank you to those members who attended. If you have any questions, please send inquiry to dhaprez@gmail.com.

Respectfully,



Steven Casteel
Acting secretary

Driftwood Heights Association

Driftwoodheights.net
drftwdinfo@gmail.com

For Year End 2018

2018 Year End Actuals		
Income	\$	78,297.79
Expenses	\$	
Balance	\$	53,673.78
2018 Year End Actuals with Reserve		
Income	\$	78,297.79
Reserve (2017 year-end cash balance)	\$	123,084.86
Total	\$	201,382.65
Expenses	\$	
2018 Year End Cash Balance	\$	176,758.64
Expenses		
Grounds Maintenance	\$	5,761.10
Insurance	\$	2,216.00
Legal Expenses	\$	747.00
Maintenance & Repair/Work Order	\$	6,254.89
Management & Water Testing	\$	5,441.35
Supplies & Miscellaneous	\$	736.88
Utilities	\$	2,628.99
Taxes & Fees	\$	837.80
Generator Maintenance	\$	0
Trail Maintenance	\$	0
Engineering Expenses	\$	0
TOTAL EXPENSES	\$	24,624.01

NOTES:

1. *Income includes 9 transfer fees (\$13,500). Transfer fees are not included in anticipated income for budgeting see Page 2).*
2. *Maintenance & Repair/Work Order expenses include meter repair/replacement and miscellaneous well site and water line maintenance. It also includes emergency call outs. There was minimum work this year (only major item was broken pump).*
3. *Maintenance & Water Testing and also includes all administrative charges (billing, mail outs, bill collections).*
4. *Trail Maintenance charges were minimal and are included in Supplies and Miscellaneous.*

Driftwood Heights Association
INCOME & EXPENSE REPORT
2019 Budget Estimates

2019 Budget Estimates

2019 Anticipated Income	\$ 60,220.96
2018 Year End Cash Balance	\$ 176,758.64
Total	\$ 236,979.60
Less Cash Reserve 20%	
2019 Estimated Available Funds	\$ 189,583.68

Set Expenses + 20%

Available for Work Order Expenses **\$ 160,034.87**

***Set expenses – total expenses minus Engineering, major repair and work orders (\$6254.89 for 2018). All expenses were unusually low for 2018, Set Expenses increase by 20% (not 10%).**

****Our goal in increasing membership dues and transfer fees was to live within yearly income and build up cash reserve for major repair/replacement projects. We are living within our income and plan to start developing a Capital Improvement plan in 2019.**

DRIFTWOOD HEIGHTS ASSOCIATION ANNUAL MEETING

5/18/2019

Meter and Bulkhead Status – Steve Christian

Of 106 current meters, only 2-3 need to be upgraded or replaced

King Water reads every October and April, board in-between

Provides usage in low and high use periods

Why?? Began as state mandate to all well users to measure system distribution loss.

Ours showed 9.4% loss last report for 10/16 – 10/17. 8,300,000 gallons measured at well head. 7,500,000 measured at meters.

Camano Island has 82 community systems.

>1000 Users	1	500-1000	1
100-500	16	<100	64

All our water comes from an aquifer source that is replenished by rainfall.

The goal of your board is to minimize system loss of water by maintaining our distribution lines and through conservation by our members.

Meter reading provides best way to determine if members have leaks or high usage. 2 major leaks so far this year (1,600,000 gallons and 30,000 gallons)

Update engineering study to determine distribution plan.

Estimate \$150 per linear foot of line to be replaced.

Example – replace Vesper \$1,500,000 ball park

Bulkhead

Rough shape. Buy time with work party late June or early July

\$100,000 to replace and 2 year wait.