

CAMALOCH ASSOCIATION NEWSLETTER JUNE 10, 2020



BOARD MEETING – JUNE 11 – 7 PM

ZOOM LOGIN will be sent out via email

Welcome to the revived Camaloch Association Newsletter Issue 3.

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Zoom Instructions

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We welcome the community to become actively involved in committees of interest and to provide input about ideas or concerns. Your questions and comments will be reviewed and addressed by the appropriate committee or Board Member. Please direct correspondence to camalochboard@gmail.com

Camaloch Board:

Joseph Day, *President*
Steve Anderson, *Vice President*
Rick Bentley, *Treasurer*
Jennifer Seiler, *Secretary*
Duane Schleitweiler
Harvey Scott
Marty Burgess
Larry Shaw
Sheri Templeton

Board Updates:

Pernie Walla

Pernie is no longer employed by Camaloch Association. The Board of Trustees has determined organizational changes in the management of Camaloch Association would be beneficial. In the process of evaluating the Camaloch Corporation budget, management, and operation, the Board has decided that a full time Manager is needed to transition to the next phase of growth and development of the Association business. Pernie as Camaloch Business Manager was invaluable in transitioning Camaloch Association from Gary Schopf as manager and allowing the development of three key employees: Mike Reynolds the Director of Golf, Jason Hannum, the Golf Course Superintendent, and Connie Kuehn, the Office Manager.

Committee Updates:

Personnel Committee – NEW!

Joe Day, Harvey Scott, Cathy Lofton-Day

In the process of evaluating the Camaloch business and searching for a replacement, the Board's new Personnel Committee has written a job description to define the attributes we are seeking for Manager of Camaloch's Home Owner's Association. The goal is to hire a Manager that will focus on the Community, Budget, Reserve Studies, and long-range planning and develop strategies to improve the financial and operational procedures of the Association. The Board will work with the new Manager to determine next steps for improving the organization and ensuring financial stability. In coordination with the job search for a new Association Manager, the Personnel Committee is also focusing on staffing structure, updating job descriptions, and evaluating employee compensation and benefits. A

thorough review of health insurance plans is underway with input from Rick and Harvey. Mike Reynolds has joined the team as an employee representative and has provided valuable input and options.

Finance and Long-Range Planning Committee

Joe Day, Rick Bentley, Harvey Scott, Jenn Seiler, Cathy Lofton-Day, Connie Kuehn

The Finance/Long-Range Planning committee is busily preparing for the Special Meetings to review the new Reserve Study and 2021 budget with the Community. The entry of all assets that require repair or replacement into the Reserve Study software is almost complete but some additional work is needed to understand the cost and process for repairing the golf course irrigation system.

The Payroll Protection Program (PPP) loan has provided a lifeline given we had no golf course income in April. The funds allowed us to pay our critical employees, keep our golf course maintained preventing serious damage to the course, and keep the business of Camaloch going. Due to the rules regarding sanitation for the COVID virus, we are also incurring extra expenses now that the course has re-opened which the loan will help offset. We plan to apply for forgiveness of the loan according to the application provided by our lender.

Camaloch Association Financial Report: May 2020

As of May 31, 2020, we have \$419,810 in operating funds available. Additionally, we have \$58,615 set aside in our operating reserve fund.

There is \$60,974 in our capital improvement fund and \$238,153 in our capital replacement account. There was \$3,000 added to capital replacement this month from transfer fees and \$1,500 for rent from the rental house. The insurance claim for the gate replacement from damage by Cascade Gas was received in the amount of \$23,605.29 and went to the capital replacement account.

The Water Capital Replacement Account has \$8,611. The Water Operations Account has \$71,873.

Of the 466 dues paying lots, 17 have yet to pay their Second quarter of 2020 dues, 5 still owe for 2019 dues and 1 person is making payments on their 2018 dues.

The budgeted income for the month was \$90,325. Our actual income was \$97,587. A variance of \$7,262. The budgeted expense was \$135,528. The actual expenses were \$121,691. A variance of \$13,837. Year to date

income is 114% of budgeted income. Year to date expenses are 81% of budgeted expenses.

Policies/Archives Committee – New!

Larry Shaw, Sheri Templeton

Larry Shaw and Sheri Templeton have taken on an important and needed task, to locate and organize the past and present policies. This is a forensics test as archived records will have to be gone through in the effort to present Board policies in a useful format.

Water Committee/Board

Joe Day, Marty Burgess, Andrew Curry, Larry Shaw, Duane Schleitweiler



The Water Committee/Board met with David Prinzhorn (Coffman Engineering) the Lead Engineer on our \$2.5M Water Project. We discussed details of the pumphouse, the timing of the bid process, and how to coordinate with Eloise Rudolf, Contract Manager for the Department of Health who oversees both loans.

Pump House Project: \$613,096 **Funded**
Water Main Project \$1,895,236.79 **Unfunded**

DWSRF PROGRAM
CONSTRUCTION LOAN CONTRACT INFORMATION
2019-3773 Camaloch Association Water Main Project

DWSRF Scope of Work Form:

Scope of Work:
Project to include:

1. Installation of new water main to replace existing water main, approximately 11,000 feet of 6-inch diameter pipe and approximately 4,750 feet of 4-inch diameter pipe. Pipe replacement to occur **provide location or street names**. Water main costs to include: pipe, valves, hydrants, backfill, bedding, surface restoration, traffic control, service connections, meters, and other appurtenances.
2. Improvement to asset management program to include **please clarify: purchase of asset management software, using R/GAC spreadsheet, acquiring water system asset inventory data, input of data, and development of GIS capabilities for associating assets to physical locations.**

In addition to costs of construction, costs may include (but are not limited to): engineering, design, construction inspection, hydrogeologic assessment, cultural and environmental review, permits, public involvement, preparation of bid documents, fees, taxes, legal, administrative, and audit costs.

Request for asset management from Eloise Rudolf

Through communicating with Prinzhorn (Engineer) and Rudolph (DOH Loan), Camaloch will save \$40,000 by completing the Water System Asset Inventory using our Reserve Funding Analyzer software previously identified for our Community Long-Range Planning/Reserve Study. Otherwise the \$40K would

have been added to our loan and the Asset Inventory completed by Coffman Engineering.

The Reserve Funding Analyzer software, purchased for \$250, has proven to be quite a bargain and has generated interest from some Washington State officials. Cathy Lofton-Day and Joe Day will review the features of the program with our Department of Health Representative Jennifer Kropak (*Environmental Planner, Washington State DOH, Office of Drinking Water*) and her staff on June 15. We have also been asked to present at a Washington State Infrastructure Assistance Coordinating Council (IACC) Meeting being held October 22-24 this year. The abstract title for the one-hour presentation is: "Welcome to Capital Projects and SRF Loans – Why Didn't I get a Manual? Five Gold Nuggets of Truth".

Marty and Joe, with the help of Connie, are reviewing the last three years of invoices from Coffman Engineering to provide oversight to the process of obtaining the second and larger portion of the loan and to ensure we meet the strict DOH requirements.

We have paid a total of \$224,834 to Coffman Engineering so far and they are requesting an additional \$138,000 for contract bidding process and construction oversight. Our Water Capital Replacement Account is down to \$8,610 so we need to understand why these activities were not covered in our previous contract with Coffman and/or if these costs are included in the loan. This is why we are getting into the trenches to oversee the Water Project and coordinate the roles played by Coffman Engineering, Camaloch, and the DOH who controls the loan.

Description	Quantity	Units	Unit Cost	Subtotal
Project Startup and Initiation				
Contractor Mobilization/Demobilization	1	LS	\$ 50,000.00	\$ 50,000.00
Contractor Permits, Bonding, Licensing, Insurance	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal				\$ 100,000.00
New Water Transmission Main				
4" DR-11 HDPE	1542	LF	\$ 24.00	\$ 37,008.00
4" DIP & HDPE Fittings	13	EA	\$ 220.00	\$ 2,860.00
4" Resilient Seat Gate Valves, B & C	3	EA	\$ 1,175.00	\$ 3,525.00
New Fire Hydrant	1	EA	\$ 10,000.00	\$ 10,000.00
Asphalt Pavement Replacement	23	SY	\$ 28.00	\$ 644.00
Pressure Testing/Disinfection/Sampling	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal				\$ 56,537.00
Water Distribution System Upgrades				
8" DR-11 HDPE	14080	LF	\$ 32.75	\$ 461,120.00
6" DR-11 HDPE	3512	LF	\$ 25.20	\$ 88,502.40
8" Resilient Seat Gate Valves, B & C	34	EA	\$ 4,885.00	\$ 166,090.00
6" Resilient Seat Gate Valves, B & C	8	EA	\$ 3,730.00	\$ 29,840.00
Existing Fire Hydrant Reconnection	18	EA	\$ 5,000.00	\$ 90,000.00
New Fire Hydrant, Valve, B & C	2	EA	\$ 10,000.00	\$ 20,000.00
2" Blow Off Assembly (Complete)	13	EA	\$ 710.00	\$ 9,230.00
Existing Water Service Reconnection	181	EA	\$ 850.00	\$ 153,850.00
8" & 6" DIP & HDPE Fittings	168	EA	\$ 510.00	\$ 85,680.00
Existing Valve Abandonment	56	EA	\$ 1,865.00	\$ 104,440.00
Asphalt Pavement Replacement	377	SY	\$ 28.00	\$ 10,556.00
Long-Side Service Roadway Boring	84	EA	\$ 1,500.00	\$ 126,000.00
Pressure Testing/Disinfection/Sampling	1	LS	\$ 15,000.00	\$ 15,000.00
Subtotal				\$ 1,360,308.40
Demolition				
Existing Pump House Demolition and Removals	1	LS	\$ 10,000.00	\$ 10,000.00
New and Existing Pump House Construction				
Existing Pump House Roof Upgrade and Painting	1	LS	\$ 5,500.00	\$ 5,500.00
Existing Pump House Chlorination Upgrade	1	LS	\$ 7,500.00	\$ 7,500.00
Existing Pump House Well Upgrade	1	LS	\$ 20,000.00	\$ 20,000.00
New 6" MAG Meter for Water Well #1	1	LS	\$ 7,800.00	\$ 7,800.00
New Pump House Building	1	LS	\$ 67,500.00	\$ 67,500.00
New Pump House Mechanical	1	LS	\$ 101,250.00	\$ 101,250.00
New Pump House Electrical	1	LS	\$ 100,000.00	\$ 100,000.00
Standby Generator	1	LS	\$ 60,000.00	\$ 60,000.00
Startup & Testing	1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal				\$ 374,550.00
Construction Cost Subtotal				\$ 1,901,395.40
Contingencies (25%)				\$ 475,348.85
Construction Estimate				\$ 2,376,744.25

Overview of \$2.5M water system construction estimate



Smith Lake Committee

Kathy Neilson, Karen Denyse, Joe Day

The Smith Lake Committee met by Zoom videoconferencing, May 27 at 4 pm. Jason Hannum gave an overview of the lake and explained how this critical Camaloch resource is used and maintained. An invite was sent out for Camaloch members to participate.

Highlights from Jason's Talk:

Smith Lake characteristics

- 7.25 surface acres ● 58 acre feet volume of water ● Average depth 8 feet ● Holds 18.9 million gallons of water ● Provides 12 million gallons on average for irrigation every year ● East end of Smith lake is extremely shallow ● The west end is the deepest part of

Water System Costs

		Total
Coffman Engineering	Thru 5-21-2020	217834.70
	Jun-20	6792.50
	Total	224627.20
Sound Development Surveying	Thru 5-21-2020	46353.53
Island County Building - Variance		1036.18 - permit
Island County Auditor - Recording		74.00 - covenant
Drayton Archeology		3869.87 - Cultural Study

Preconstruction cost for water project

the entire lake • Smith lake is a retention pond • Smith lake has 5 out falls from the community ditches

Smith Lake Well

- Well head was put in September 2015 • The well is located in the community park at the east end of Smith lake • When on it pumps an average of 65 gallons per minute • An average of 9 million gallons of water get pumped back into Smith lake from well every year • Purpose of well is to replenish water lost to irrigation and evaporation • Only used May thru September weather depending • The well gives us the capability to keep the lake level within 2 feet of maximum capacity • Keeps overall lake temperatures lower and dissolved oxygen levels higher

Liquid Oxygen Unit

- Installed 2009 • Increases the dissolved oxygen levels by pumping liquid oxygen into Smith lake • 1 tank of liquid oxygen cost \$300 • The effects of 1 tank last for about 1 week • Only used when dissolved oxygen readings become low • Reasons for low oxygen levels are low water levels and lack of plant or algae matter

- Installed 2006 • Consists of 4- AIR4XL air stations, 1 quiet air safe start compressor, and 5,000 feet of bottom line air supply tubing • Total cost was \$10,000 • Runs 7 days a week 24 hours a day since it was installed • Moves over 25 million gallons of water a day • Completely turnover



of lake water in less than 1 day • Life expectancy of system is 10 years • 2 air stations with cracked heads have been replaced.

Smith Lake Data Collection

- Collected 2 to 3 times per week • Type of data collected consists mainly of lake temps top and bottom, outside temp, lake level, and a dissolved oxygen reading • Data is used to determine if and when to use liquid oxygen unit

Aquatic Chemical Treatment of Smith Lake

- A treatment program was put together by Travis Fuller who is a aquatic specialist • Camaloch association spent \$7,000 on chemicals for Smith lake this year • A granular herbicide is applied in stages over a 6 week period in early spring before irrigation is to be started • Entire application cost is \$5,600 and last for a complete year • Product is fish safe • It is not irrigation safe there for applications must be made 6 weeks prior to irrigation • A liquid copper algacide is used when algae is

- present as a spot treatment • This product cost \$300 per application and we do an average of 4 applications per year • It is irrigation safe but can be harmful to aquatic life when oxygen levels are depleted due to decaying algae • All chemical applications must be made in 1/3 or 1/2 treatments and spaced out a minimum of 2 to 3 weeks • This helps prevent fish kill

Kathy Nielson has performed a survey of the lake from her kayak. She reports that homes that have no vegetation in front have little to no algae. She recommends our first priority should be the east end of the lake. It is the shallow end and gathers more algae due to the depth. The overgrowth, which is slowing moving into the lake, and trees limbs hanging over the lake needs to be cleared. There are four empty lots and one house being built that also need to be addressed. There should be no costs if volunteers can be recruited to assist with only minimal dumping fees. The Smith Lake Committee is seeking volunteers for a Volunteer day in July to begin clean up the east of the lake. Please contact Kathy Nielsen knmillcreek@gmail.com to join the effort and fun. This will take time but it needs to be addressed sooner than later and would certainly improve the health of the lake.



Aging Air Compressor Smith Lake Aeration System

The air compressor that pushes air through the 4 aerators in Smith Lake is maintaining pressure at 10 psi vs the desired pressure of 20 psi. Increased air flow will also improve the condition of the lake. The committee is looking into repairing or replacing the air compressor.

Architecture and Roads Committee

Marty Burgess, Joseph Day, Steve Anderson

Marty and Joe have been ‘on call’ for complaints and issues involving drainage, roads, boundaries, and a variety of other items in Camaloch. Marty is always on the ready and responds promptly to all complaints to review policies and options for homeowners. Steve is available to help with the assortment of challenges.

The Architecture and Roads Committee works through our Business office to ensure that the community follows Camaloch’s Building and Use Restrictions. You can find these documents on the Camaloch website HOA section: <https://camalochgolf.com/camaloch-hoa-information/>

Safety Committee

Jenn Seiler, Cathy Lofton-Day

Is planning to move the radar sign to different locations, as was intended. The hope is to place the radar sign on a trailer so it is more easily moved.

Sign Committee

Rick Bentley, Jenn Seiler, Chris Seiler, Cathy Lofton-Day



Many thanks to Jason and his crew for completing the work on the reader board and entrance sign. The stone wraps have been added to the reader board providing a finished look which coordinates with the new entrance sign. We owe the beautiful new landscaping around the Camaloch sign to our resident Master Gardener, Barb Athanas. Barb will plant bulbs this fall, and with the diverse plantings around the sign we will have color and interest all year. She is also

thinking about an evergreen clematis to trail over the trellis of the reader board. Jason and crew will be pruning the Japanese maples to show off the plants underneath them. Enjoy the view as you cross the road from 1 to 2 or slow down for the speed hump.



Pool Committee

Jenn Seiler, Marty Burgess, Jennifer Bradley, Milla Freuff

Both pools are opening in Phase 3! They are currently receiving a fresh coat of paint so they will be ready for you and your guests on the hot summer days to come. With Phase 3 our pools will have a 50-person maximum, and we will be spacing out the tables and chairs to allow for proper social distancing.



At the next board meeting the board will be voting on the possibility of limiting the number of

guests from 6 extra guests other your immediate family to a smaller number to ensure that all community members are able to enjoy the pool. In Phase 4 all restrictions from Phase 3 will be lifted from the pools.

Camaloch Report:

Notices:

- NO Fireworks allowed in Camaloch
- Jason’s Crew will continue spraying ditches starting Monday June 6.

BURGLAR WARNING!!

We continue to have reports that valuables are being taken from cars. Please lock your vehicles and houses and let’s watch out for our neighbors.

Gate and Camera

Steve Anderson is looking into adding a camera at the gate so we can capture the license plates of all those who enter Camaloch. This will be beneficial for investigating those who hit the gate and don’t report it and for identifying unwanted guests that drive into our neighborhood with ill intent. We’re also looking into getting all of our outside electronics software (the gate,

the reader board, the water meters, and the camera system) onto one centralized portable computer to help with administrative efficiency.



Jason Hannum and Jason Vining evaluate the damaged gate.

Jason Vining has fixed the damaged gate twice, this will be his third repair. He provided the cost of the previous repairs, a quote for the third repair, and the cost to replace the aluminum fence with a more robust and more easily repaired steel gate. Aluminum is light weight but more difficult to repair, patch, and weld vs. steel which is stronger and easier to repair.

- 10/3/18 Gate Repair \$554.37 Camaloch Paid
- 4/8/20 Gate Repair \$747.31 Paid by person causing damage
- 6/2/20 Gate Repair Estimate \$1,024.50

QUOTE: 2 steel swinging gates, painted black with reflective tape, installed \$8,466.64

Golf Course:

Director's Report: The Governor's office OK'd golf courses to reopen on May 5th after the coronavirus shutdown. Camaloch staff has followed all the Governor's rules and recommendations for safely reopening. Some of the restrictions included only allowing a maximum of two player per group and one rider per cart. Based on the recommendations from the Governor's office and the WSGA, we kept the pro shop closed and only allowed payment over the phone for the first few weeks. The Governor's office has eased up on these restrictions as Island County has moved into Phase 2. Even with the restrictions and the wet weather, we found that people were eager to get out of the house and begin golfing again. Believe it or not, even with the late start and the restrictions, our Greens Fee revenue was higher this May than they were in May of last year! Of course, our cart rentals and pro shop sales were still far lower than last year, but now as the restrictions are being lifted, we are confident that we will recover nicely. Golf Course: The course is in fantastic shape. Jason and his crew have used their time very well to make sure that

everyone had a great course to play when we reopened. Many are commenting that it is in better shape than they have ever seen it! Pro Shop: We safely re-opened the pro shop (to a maximum of 2 customers at a time) to the public at the end of May. Jason constructed a plexiglass shield that helps keep the staff safer. We are doing more cleanings, more often to keep the shop disinfected. We have made sure through all of the changes to make sure that the safety of our staff, members and customers remains our priority.

<https://camalochgolf.com/>.

Pump House, One Pump and Two Meters down.

One pump for our drinking water is removed and being repaired due to a broken impeller.



The pressure in the water line is 50 psi and holding with one pump down. Marty and Joe made the trip to Everett DMH Industrial Electric to verify that the pump is being repaired. Marty shows the damaged impeller.



We have been out of compliance for reporting to the state since the meter that measures total incoming water from our three wells is broken. To remedy the situation, we recently purchased a strap on meter that is easy to

install and can be reused for other applications when the new pump house is built.



Marty is on the job, measuring the PVC pipe where the strap on meter needs to be placed.



Our pump house and 3 water tanks.

Rockaway

The Rockaway Committee, Joseph Day, Harvey Scott, Marty Burgess, and Larry Shaw met with David Rubenstein our Real Estate Lawyer to find out where we have been, where we are, and plan for where we are going. As promised, we will let you know as much as we can as the Rockaway Committee works with our lawyers. The following is a statement from David Rubenstein, our Real Estate Lawyer.

To the members of the Camaloch community:

I am David Rubenstein, attorney for the Camaloch Association. I have been working with the Camaloch Board of Directors on matters relating to the Rockaway Bar & Grill since June 2018. I understand that community is concerned about the current state of affairs relating to Rockaway and has a legitimate desire to know more about the current state of affairs. Unfortunately, I am bound by certain confidentiality obligations that limit the amount of information I can share, but this message is intended to share as much as I can within the confines of those obligations.

As many of you know, Camaloch has long had conflict with Rockaway relating to its tenancy in the clubhouse, and especially with regard to damage caused to the onsite septic system serving the clubhouse. I was brought in to help resolve that conflict, which we were working toward when Rockaway's owner filed a lawsuit against Camaloch. We filed counterclaims in that lawsuit and filed a separate lawsuit to evict Rockaway. The eviction suit was scheduled for trial in March 2019, but trial was delayed when we agreed to go to mediation with Rockaway. Mediation resulted in an agreement between the parties, which, among other things, required confidentiality as to the terms of the agreement.

After further attempts to resolve the conflict, Rockaway filed a new lawsuit against Camaloch in January 2020. We responded to the suit and were in the process of having it moved to arbitration before the original mediator when the COVID-19 pandemic occurred, delaying our court dates indefinitely. Currently, Island County Superior Court is closed until August 31, 2020, and we are unable to proceed until the court is reopened. We are confident in the strength of our case whenever courts do reopen and we are able to present our arguments.

I will continue to advise the board on what information can be shared with the community as this matter proceeds, because I understand it must be frustrating to see what looks like a lack of progress. But please have faith that we are progressing as quickly as the court process and the virus allow.

David Rubenstein
Attorney
Fikso Kretschmer Smith Dixon Ormseth PS

Meet your Neighbors:



Diane, Randy, and Joan out for a stroll.



Rooster has his mask ready to go.

Mystery Questions:



Thanks to the Camaloch Road Crew for their generous service to the community.



What is the cross section of the sign?



What is Triangle Cove Watershed?