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11/09/2021 10:20 AM Pages: 1 of 5 Fees: \$257.50
Skiagit County Auditor

Document Title: By laws

Reference Number :

Grantor(s): ☐ additional grantor names on page ____

1. WEST BEACH WATER ASSOCIATION

2.

Grantee(s): ☒ additional grantee names on page ____

1. JJCM, LLC

2.

Abbreviated legal description: ☐ full legal on page(s) ____

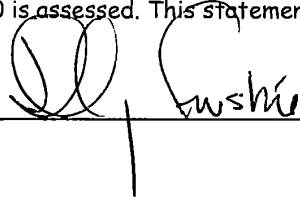
LOTS 17 through 27 of DRIFTWOOD TRACTS

Assessor Parcel / Tax ID Number: ☒ additional tax parcel number(s) on page 5.

PL5130

I, JEFFREY FOUSHÉE, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$203.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed



Dated

11/9/21

Filed for record at request of:

WEST BEACH WATER ASSOCIATION

System ID 02034Y

c/o Mark Spahr

6448 West Shore Road

Anacortes, WA 98221

1. P65130, Spahr, 6448 West Shore Road, Anacortes
2. P65131, Boles and Escandon, 6452 West Shore Road, Anacortes
3. P65132, Brown, 6464 West Shore Road, Anacortes
4. P65133, Turner, 6472 West Shore Road, Anacortes
5. P65134, Baldwin, 6482 West Shore Road, Anacortes
6. P65135, Smith, 4237 Edens Road, Anacortes
7. P65136, Margeson, 4233 Edens Road, Anacortes
8. P65137, Foushee, JJCM LLC, 4205 Edens Road, Anacortes
9. P65138, Holmes, 4243 Edens Road, Anacortes

BY-LAWS OF WEST BEACH WATER ASSOCIATION**ARTICLE I****General Purpose**

The purpose of this Association shall be to manage the existing water system which serves Lots 17 through 27, Driftwood Tracts, on Guemes Island, Washington, and to undertake such planning, funding and operation as is required to ensure a continued reliable and safe supply of potable water to those properties.

ARTICLE II**Membership**

Membership shall be limited to the fee owner(s) of Lots 17 through 27 and who pay such regular charges and special assessments as shall be established. Each residence shall hold ONE membership and ONE vote.

ARTICLE III**Meeting of Members**

The annual meetings of the Association shall be held on Guemes Island on Memorial Day weekend. If the annual meeting is called for any other time, members shall be given at least 3 weeks notice of the meeting time. The annual meeting shall hear the report of the Executive Committee, act to establish regular and special charges for the coming year, and select officers, as well as conduct such other business as shall be brought before it.

Special meetings may be called on the written request of any two members addressed to the President or by action of the Executive Committee. Members shall be notified by email, writing or phone at least two weeks in advance of such meetings. The purpose of any special meeting shall be stated in the meeting notice, and no other business shall be conducted at that meeting.

A quorum shall consist of 51% of the members physically or electronically present (ie Zoom, phone or virtual conferencing); proxies may not be used to establish a quorum. In decisions, proxies may be voted if provided in writing to the secretary in advance of any vote. A simple majority of the members will determine a decision.

ARTICLE IV**Officers and Executive Committee**

The annual meeting of the Association shall elect a President, Vice-President, and a Secretary/Treasurer for the term of one year each. The new officers shall take office at the end of the annual meeting.

Officer's duties shall include:

President

1. Prepare meeting agenda, preside over and conduct meetings.
2. Announce Executive Board sessions
3. Call special meetings

Vice President

1. Prepare annual state of the system report
2. All duties of the President in their absence

Secretary/Treasurer

1. Prepare and maintain minutes of Association meetings
2. Prepare income statement and balance sheets
3. Monitor CDs and money market accounts
4. Pay approved bills

The three officers shall constitute an Executive Committee authorized to conduct the ordinary business of operating the water system, maintain appropriate bank accounts, pay bills and contract for services. Except for emergency repairs, the Executive Committee shall not be authorized to commit the Association to an expenditure of more than \$500.00 without express authorization of a majority of the members.

The Executive Committee shall have the water tested for bacterial quality and chloride content no less than twice a year. Sampling shall occur in the Spring and Fall of each year.

The Executive Committee shall present the annual meeting with a report regarding the state of the system, a statement showing income and expenditures and a proposed budget for the following year. The budget shall set forth a regular program for the basic service of the system for the coming year, consideration of replacement of elements of the system, sufficient reserves which would accumulate capital adequate to make necessary replacements, and a proposed periodic charge to each member for the coming year.

ARTICLE V**Benefits and duties of Members**

Each member shall be entitled to draw from the system through an individually metered service connection, such water as is needed for ordinary in-home household uses, including routine household maintenance. This shall not include watering of lawns. The Association shall, from time to time adopt and/or update rules regarding acceptable usage.

The Association shall be responsible to provide and maintain a main line from the well to Lots 17 and 18. Each member shall be responsible for installing and maintaining a shutoff valve, individual meter and service line from the system's main line to the point of use on the property. Each member shall promptly and diligently repair leaks in their private service line and/or household plumbing.

In order to reduce the threat of saltwater intrusion, a goal of limiting average daily household consumption to no more than 100 gallons per connection per day (gpcd) has been established. **The goal of no more than 100 gpcd is the collective annual average daily use of all connections.** (Divide total annual gallons at the master meter by 365 days and then divide by 9 users to get the gpcd). The annual state of the system report shall analyze this goal. Member's individual meters will not be read by system operators unless annual master meter readings exceed this goal. It is recommended that each member periodically read their individual meter to track monthly and annual usage.

If a residence is to be vacant overnight, a valve at the individual water meter shall be turned off by the member or resident. Renters/guests should have posted reminders regarding water conservation.

If the system's master meter indicates leakage, the system operators must locate and isolate the leak. Locating and isolating a leak requires viewing the leak detector on all individual meters. Hence individual meters should be readily available for access. If the member's meter indicates leakage at the residence, the operator shall turn off the meter valve and contact the member or resident. Water shall remain off until repairs are made.

In the event the water supply becomes insufficient to meet all needs of the members, the Association may take such steps as required to provide for an equitable share of water for each member.

Members shall pay all periodic charges or special assessments within one month of notice that payment is due. All payments shall be delinquent after three months and shall accrue interest at the rate of 12% per annum. At the discretion of the Executive Committee, water service to delinquent members may be reduced or suspended until delinquent payments, together with all interest owing, shall have been paid.

By their signatures below, owners of Lots 17 through 27 of Driftwood Tracts constitute the West Beach Water Association, accept its By-laws and agree to be bound by them.

Lots 17 & 18 (Spahr) Dated 9/12/2021

Mr. Spahr Cecilia Spahr

Lot 19 (Boles and Escandon) Dated Oct 27, 2021

Steve Escandon Russ Escandon Don Escandon
M. H. Escandon Boles

Lot 20 (Brown) Dated 10/3/2021

Mr. Brown Betty Brown

Lot 21 (Turner) Dated 10.1.21

Don Turner Donna M Turner

Lot 22 (Baldwin) Dated 10/3/21

Richard E. Baldwin

Lot 23 (Smith) Dated 9-12-21

Marl Smith

Lot 24 (Margeson) Dated 9/12/21

Shirley A. Margeson

Lot 25 & 26 (Foushee) Dated 11/7/21

Jana Foushee

Lot 27 (Holmes) Dated 9/12/21

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