

**Captain Kidd Association Annual Meeting of the Members**  
**Saturday July 12<sup>th</sup>, 2014**

Fellow Captain Kidd Association Members,

Below are the notes from this year's annual meeting.

Agenda for the annual meeting:

- 1) Introductions, members present, proxies, quorum check
  - 2) Approve previous year's meeting minutes
  - 3) Treasurer's report
  - 4) Update on memberships/new members
  - 5) Update on projects planned/completed/proposed
  - 6) Election of board members – Dan, Tom, and Cory's 3 year terms are up this year.
  - 7) Other business
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- 1) The meeting had 12 members present and 6 proxies (and one member that showed up late) for a total of 13 members in attendance. Enough to provide a quorum for conducting business (as we have 35 members).
  - 2) Bill read through the meeting minutes from last year's meeting and the members unanimously approved them.
  - 3) Cory provided a summary of the treasurer's report and answered questions. Highlights from the report include the following:
    - a. Mid-year report total account balance \$31,474.04 (\$14,578.83 in membership and \$16895.21 in the dock account). The association is in solid financial position after purchasing a new dock last year. The final payment on the dock was made in May. We were also able to sell off portions of the old dock for \$5000, which significantly helped (vs paying \$2,000 for dock disposal). Additional financial details can be found on the web site that has the mid-year report posed.
    - b. We closed out our CD this past year as we used the fund for paying for the new 10 slip dock.
    - c. Overall the board continues to be very frugal with our expenses helping to keep our dues as low as possible and our account balance healthy. We have now replaced the two largest sections of dock and have no debt! See some details below on other projects and how we are keeping expenses low.
  - 4) We have 35 paid memberships this year with 2 multi-tenant commercial and 2 single tenant commercial memberships. We also have leased 24 of the 25 covered slips and 4 "jet ski" rentals as well.
  - 5) Projects completed this past year
    - a. New 10 slip dock and two new pilings were installed by HDB. This was a huge project and involved a lot of coordination and planning. Total cost: \$65,557.70
      - i. Removed electrical pedestals from the old dock and moved them to the new dock. A big thanks goes to Dan Wilson who installed the wiring and pedestals (saving the association a lot of money)
      - ii. Listed the old docks on Craig's list for sale. Cost: free
      - iii. Had the old docks cut into sections (per what we sold) Cost: \$380
      - iv. Removal of the remaining pieces. Cost: \$600

- b. French drain installed in front of the parking area on the beach. This looks like it has cleared up the issue with the spring in this area (a big thanks to John Philips for hand digging and installing 6' of French drain). We may need to extend this over to the steps. The board will discuss.
  - c. Clearing of the brush and overgrowth in the common area across from the gazebo. Several of us got together in August last year and cleaned this area out. (Thanks to Steve Whitacre for bring some equipment and hauling a trailer load of debris away).
  - d. We switched to a new lawn service saving is >15% over our previous service. (Thanks to Cory Philips for getting some estimates and switching to the new service)
  - e. Updated the association web pages with all of the latest documents including an updated fee schedule that includes the \$1000 initiation fee for new members, board meeting minutes, annual meeting minutes financial reports, and board member info.
- 5) Projects planned for the coming year
- a. Installing drainage near the area cleaned out last year. The lawn is always wet and marshy in that area. We will also look at extending the drainage installed in front of the parking area. The members unanimously approved this project.
  - b. Putting Restore on the dock ramps and on a path on the old section of dock. Restore is a paint on coating product that preserves the wood and provides some additional traction and would eliminate slivers. The members agreed that this would be a good project.
  - c. Installing floatation under the non-covered docks. We installed a "test" 8" HDPE pipe under one finger of the dock two years ago to see how it would hold up. It has worked perfectly. We plan to install 4 more 8" HDPE pipes under the remaining fingers. The HDPE pipes are welded shut and provide floatation by the air trapped inside. Unlike the foam that we have put under the docks in the past the HDPE pipe does not become water logged and continues to provide floatation for the dock over time. The members unanimously approved this project.
  - d) We would like to move to using email notifications for billing and announcements. We have asked individual members how they would like to receive their billing and announcements. We will only send paper bills and announcements to members that want to continue to receive notices in this manner. The driver for going to paperless notifications are cost and getting information to members more quickly. We plan to set up an email alias for the Captain Kidd Association, so members will be able to quickly identify the message is from the Association. In short, we will be using both email and paper notifications (depending on which you prefer) going forward.
  - e) We want to extend the current drain pipe an additional 15-20 feet into the swim area to reduce erosion of the beach.
  - f) We may need to replace some of the slip covers and decoys this year.
- 6) Election of board members
- a) Dan Wilson, Tom Schager, and Cory Phillips 3 year board member terms expired this year. Nominations were opened and all three were re-nominated. No one else was nominated for a position. The members unanimously approved all three for another 3 year term.
  - b) It was noted that last year we did not have a quorum, so the member re-voted on re-electing Bill to another 3 year term
- 7) Other business

- a) The board sent a letter to the Rankin's regarding clearing the common area in front of their cabin (6' area from the wall back). The board is trying to treat all common area similarly. Bill read a letter from the Rankin's asking that the area remain as is. After discussion among the members, the members unanimously agreed that this area should be cleaned up. The specific proposal made by the board to the members was to not remove the trees, but to limb them up and clear out much of the brush in this area as well as the log rounds and plant grass. This will be an Association funded project. Bill will talk with Rankin's when they arrive later this summer and develop an agreed to plan.
- b) The Association received an application letter from the Idaho Dept of Lands. The application was for "State of Idaho Submerged Land Lease". In essence the application is a 10 year lease for having community docks over state-owned submerged or formerly submerged lands (IDAPA 20.03.17). The board submitted an application for \$150, and spoke with the Dept of Lands. The proposed lease amount for our docks would be 5% of the average moorage rates in the general vicinity (which is \$1,500). This would mean that the Association would have to pay the Dept of Lands ( $\$1500 \times 0.05 \times 29 \text{slips}$ ) = \$2175/year. The board wrote a letter to the Dept of Lands requesting that we only pay 5% of the actual lease amounts. Sue Loper mentioned that she doesn't think that the Association should have to pay anything as Sue Fall owns the land (and pays taxes) that is beneath our docks. The board will follow up with the Dept of Lands and see if we can avoid paying the yearly lease.

Best Regards,

Bill Flerchinger  
President Capt Kidd Association

John Bowman – Vice President  
Cory Phillips – Treasurer/Secretary  
Dan Wilson – Board Member  
Tom Schager – Board Member  
Steve Whitacre – Board Member