

## **Captain Kidd Association Annual Meeting of the Members** **Saturday July 14<sup>th</sup>, 2018**

Hello Captain Kidd Association Member,

Below are the notes from the annual meeting of the members.

### Agenda

- 1) Introductions
- 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) Information on Lake CDA ecology and impacts
- 7) Election of board member – Steve Whitacre's 3-year term is up
- 8) Other business

The meeting was held in the common area under the gazebo and started at 12:15PM

- The meeting was called to order and Bill asked all of the board members to introduce themselves. Then we asked all members present to introduce themselves.
- There were 17 members present.
- We had three proxies –Patten, Brader, Hanson. With a total of 20 members/proxies we had a majority of members present and could conduct business.
- Bill read the previous year's meeting minutes and answered questions. The previous year's minutes were unanimously approved.
- Cory provided a treasurer's report and provided an update on memberships. The treasurer's mid-year annual report will be put on the website. We handed out copies to those in attendance. Highlights from the report. We currently have ~\$50k combining the membership and dock accounts and expect to end the year with between \$15K and \$20K after we complete the projects mentioned below. The Association is in a solid financial position and has done a great job of efficiently managing expenses.
- Cory provided an update on memberships. We have 37 memberships this year. We have several new members – Heffernan purchased a lot from Ron Jon, Cordova purchased from Verhulp, and Gilbertson purchased from Deemeerleer. We have 4 rental leases (3 multi-tenant, 1 long-term tenant). We have rented all covered slips and 3 uncovered slips. This leaves 1 slip for guests (as well as some areas alongside the outside of the south dock). We also have rented 5 jetski/kayak tie-ups. We have rented the guest slip for the week of July 19<sup>th</sup> for one of the members. As a reminder your guests are welcome to use the guest slip for 2-3 days for free. We offer one-week rentals of guest slips for \$100 for visiting family or friends. The treasurer's report and member updates were unanimously approved.

Projects completed this last year include the following:

- We had HDB repair a couple of the slip frames that were rusting through (\$393.44)
- We had all of the slip frames and ramps painted. This was done in late May and resulted in the slip covers being put up a bit later than normal. (\$11,350 + \$85 for porta potty rental). We normally like to have the slip covers up before Memorial Day weekend.
- We planted grass in front of the Rankin's cabin (\$259.80). The mowers now mow to the end of the Association common area (Flerchinger cabin).
- We updated our boat slip lease agreements with the additional language that was approved by the members last year. If you rented a slip you would have seen the updated agreement in March. In support of the new lease agreement the board asked that members not put anything on the docks without board approval. We

have great looking docks and want to keep them looking great. We also discussed dock boxes and the members asked that the board provide a recommended dock box size (if members would like to add them). All dock boxes should be put near the front of the boat (however, not in the walkway). When dock boxes are located on the fingers they put extra weight on them causing them to float lower in the water, which will reduce the life of the dock.

- Late last summer we added some blue and white flags around the outside of the south dock to keep the geese off. These seem to be working.
- We purchased 5 “dog silhouettes” to put along the beach to help keep the geese off of the beaches as well. For best results we are supposed to move them around. Feel free to move the location of one if you are down on the beach. And please ask your kids not to play with them. (\$240.27)
- The website was updated to include annual meeting information and Association documents. Be sure to check it out at [www.captainkiddhomeowners.com](http://www.captainkiddhomeowners.com).
- Your board updated the long range financial project plan for the Association. The plan is split into two pieces – one for the common areas, and one for the docks. It lays out what projects we foresee in the future and helps the board plan for big expenses. We walked through the plan and gave the highlights of it to the members present. Members liked that we have a plan to see what projects/expense are coming. You can see a copy of the plan on the website. We will update this on an annual basis.
- One of the projects that we did not complete last year was repairing and repaving the parking area. We plan to complete this project this year.

Projects that we are planning for this year (or before next year’s annual meeting) include:

- The board has hired a Land Use Attorney in CDA to help us understand and develop a road maintenance agreement for the Association common areas. The attorney will help us understand what was intended by Art and Sue Fall as well as what has been recorded legally. With this information the board will decide how to pay for widening Peninsula Drive and develop a formal road maintenance agreement for Peninsula Drive. (estimated cost ~\$3K)
- Repairing and repaving the parking area (estimated cost ~\$10k)
- Adding two covered slips to the south dock (HDB estimate is \$7932)
- We will be adding two life-savers (one on the beach and one on the dock) and a grab pole on the dock to meet a request from our insurance provider.

Election of Board Members

- Steve Whitacre was nominated and re-elected for another 3-year term.

Other business

John Chandler will pick up the Treasurer/Secretary role from Cory in August. A big thanks to Cory for all of her hard work over the past few years. Thanks John for your willingness to take on the new role.

Also, thanks to all of you that help with the annual beach clean-up, chip in to help with a project, or just take time to pick up garbage or pull weeds from the beach. We all play a role in keeping the Association grounds looking great. Thank you!

Best Regards,

Bill Flerchinger  
President Capt Kidd Association  
Dan Wilson – Vice President  
Cory Phillips – Treasurer/Secretary  
Steve Whitacre – Director  
John Chandler – Director  
Teresa Eliason - Director