

Captain Kidd Association Annual Meeting of the Members **Saturday July 15th, 2017**

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) Election of board members – Dan and Cory's 3 year terms are up and up and Tom Schager sold his cabin.
- 7) Other business

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

- Bill asked all members present to introduce themselves.
- There were 19 members present.
- Bill then asked for any proxy statements (we had two proxies –Tony Kopczynski, Ron and Carol Rankin). With a total of 21 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 \$39,840.73 combining the membership and dock accounts. 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 38 memberships this year. We have several new members – Nacht, Eliason, Whitney, and Carr, We have 4 rental leases (1 multi-tenant, 3 long-term tenant). We have rented all covered slips and 2 uncovered slips. This leaves two slips for guests. We also have rented 5 jetski/kayak tie-ups.

Projects completed this last year include the following:

- We had HDB build and install a new ramp (and concrete pad) for the south dock. The new ramp looks great and is longer so that it is not quite as steep. (\$4983.28)
- Steve had to purchase a new pickup pipe for our sprinkler system (~\$140). The other pipe floated away with the high water.
- The gazebo was repainted. The new paint looks great. (\$872.50)
- We purchased five new slip covers this past winter/spring. We replace these as they wear out. (\$2059.89)
- The website was updated to include annual meeting information and Association documents. Be sure to check it out at www.captainkiddhomeowners.com.
- The board put together some proposed rules for the docks. These were presented and voted on by the members. The members unanimously voted to adopt the additional rules. Val suggested that they be added to the annual lease agreement. Look for these as part of your boat lease agreement next year.
- Your board built a first pass long range financial project plan for the Association. This plan lays out what projects we foresee in the future and the board is using it to determine if we should make any adjustments to our membership fees. Having built the plan, the board feels that we should leave our membership fees unchanged. This should allow us to cover these projects as they come along. The preliminary plan is included with the notes. The members unanimously approved the preliminary plan. These was some

discussion about widening/shoring up the road out to the spit. The board will ask the members to vote on the proposal when we get to that project. It is likely 3 to 4 years out.

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

- Planting grass and smoothing out the common area in front of Rankins and adding some fill in the common area south of the parking.
- We will have HDB cut out and weld in a new piece of steel for an area that rusted out in the dock frame.
- We are looking at moving, adjusting and replacing a few sprinkler heads
- Repaving and improving drainage in the parking area. Some ideas were discussed with the members. The board will include those ideas in our approach for repaving and mitigating water damage. (est: \$5k-10k)
- If we have available funds this year we will repaint the slip frame covers. (est: \$9750)

Election of Board Members

- Dan and Cory were re-elected. Theresa Eliason was nominated and elected. All board seats are for 3 year terms.

Other business discussed

- Cory asked the members about putting together a Facebook page for the Association to post updates and share information about Association activities or weather/water conditions. The members like the idea. Cory will put a FB page together and make board members administrators for updates.

Thanks again to board of directors. They do a lot behind the scenes to keep the Association grounds and dock looking great. 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