

## Captain Kidd Association Annual Meeting of the Members Saturday July 18<sup>th</sup>, 2020

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

### Agenda

- 1) Call meeting to order, proof of quorum, and introductions.
- 2) Approve previous year's meeting minutes.
- 3) Treasurer's report.
- 4) Update on memberships/new members.
- 5) Overview of the Association's long-term plan for the common areas and docks.
- 6) Review of proposed additional 4-slip dock for 2021.
- 7) Review of proposed membership fee increase.
- 8) Review of proposed reciprocal easement agreement for W. Peninsula Drive
- 9) Review of proposed gazebo and removal of two spruce trees.
- 10) Update on projects planned/completed/proposed.
- 11) Election of board members Cory Phillips 3-year term is up. Teresa Eliason has sold her property and we will need a new board member.
- 12) Other business.

The meeting was held in the common area under the gazebo and started at approximately 10:10AM

1. The meeting was called to order and Bill asked all of the members present to introduce themselves.
  - a. There were 23 memberships present.
  - b. We had three proxies (J. Patten, T. Kopczynski, L. Snell). With a total of 26 members/proxies we had a majority of members present and could conduct business. 14 votes (simple majority) needed for approvals.
2. Bill read the previous year's meeting minutes and answered questions. John Phillips asked that the 2<sup>nd</sup> bullet under agenda item 5 be amended:
  - a. From: "The members approved that the Association should **pay** for the maintenance of W. Peninsula Drive. In saying that, it should be recorded to replace two existing road maintenance agreements that exist for two of the cabins on the spit. This maintenance does not include snow removal. Voting For: 17, Against: 9. This is not an approval to do any work, but that the Association would pay for the maintaining of the road at the discretion and decision of the board. Any major project to widen the road should be approved by the members when more details are available for the project."
  - b. To: "The members approved that the Association should **at least partially pay** for the maintenance of W. Peninsula Drive. In saying that, it should be recorded to replace two existing road maintenance agreements that exist for two of the cabins on the spit. This maintenance does not include snow removal. Voting For: 17, Against: 9. This is not an approval to do any work, but that the Association would pay for the maintaining of the road at the discretion and decision of the board. Any major project to widen the road should be approved by the members when more details are available for the project."
- o The members agreed and the notes will be amended to reflect this.
- o On agenda item 6 there was a question to see if the board had followed up with legal counsel on the topic of charging different rates for multi-tenant commercial memberships and non-commercial memberships. The board had checked with our attorney and the attorney said that it was legal. Rationale: all multi-tenant commercial members joined the Association when there was a tiered rate structure in place – e.g. precedent had been set. All members have the option to join the Association. They can opt in or out. It is their choice. And the recent legislation that was passed does not apply to

not for profit associations. The attorney concluded that it is legal for the Association to have a tiered rate structure.

- The 2019 meeting minutes were approved. Bill took that action to amend the 2019 minutes as noted above.
3. Treasurers report. We handed out financial statements to those present. Cory noted that the one handed out was dated July 5 vs the one mailed that was dated June 30. John said the only difference was the 40% down payment that was included (for the new dock) as we anticipated that the members would approve purchasing a new dock. John provided an update on the Association's finances and the proposed budget for 2020. The members wanted to vote on the various proposals before approving the budget. We walked through the 10-year expenditure plan to come up with the rate increase that is proposed. John answered several questions about the Association's finances. At the end of the meeting 18 votes were received for the approval of the budget/treasurers report.
  4. Update on memberships/new members/slip waiting list.
    - a. We have 37 memberships in the Association out of the possible 51 lots that could join.
    - b. We have 3 new members due to cabins/homes selling since last year's annual meeting Wilson sold to Flannery, Eliason sold to Felchlin, Cordova sold to Stenland.
    - c. All of the slips are rented this year and we have 5 members on the waiting list. We expect that we will have need for 3 additional slips in 2021 (Jones, Felchlin and Winslow).
  5. Overview of the Association's long-term plan for the common areas and docks. Bill and John provided an overview of the 10-year plan as well as the 20-30 year plan (e.g. docks with a 30 year life will need to begin being replaced in 2034 as the south dock was purchased in 2004). The board put together these longer-term plans and modeled how much of an increase would be needed to cover our expenses. The last time the Association increased rates was 2005. Since then the Association has seen its annual fixed/regular costs go up. For instance, we now pay the Idaho Dept of Lands \$2171/year to lease the land that the docks float over, insurance costs have increased, taxes have increased, our lawn mowing and tarp install/takedown have increased etc. Replacement and improvement costs are continuing to go up and we need to increase our fees to be fiscally prepared to maintain the common area and docks.
    - a. The board asked all of the members present at the meeting to walk out to the end of Peninsula Drive to see the shoreline, parking spaces, irrigation shed and the south dock. Then returned the gazebo to continue the meeting.
  6. Review of proposed additional 4-slip dock for 2021. The board recommends that we purchase a new dock for the additional demand for slips. Some members questioned whether we really need a new dock or if we could share slips to avoid a new dock. After some discussion the members voted against the proposed new dock as written and voted to go ahead with a new dock, but on the north side of Peninsula Drive as long as the price did not exceed \$50k. There was concern about adding slips on the south of Peninsula Drive due to the seaweed that collects there. The board will engage HDB to see what can be done to add 4 slips on the north side. This was approved with 15 votes.
  7. Review of proposed membership fee increase. Bill reviewed the proposal and noted the 10 year and 20-30 year plans to estimate future expenses. The members voted to increase the fees as proposed. This was approved with 14 votes.
  8. Review of proposed reciprocal easement agreement for W. Peninsula Drive. Bill explained the agreement and some of the language in the agreement. In addition to member approval, all of the 11 of the homeowners along/on Peninsula Drive would need to sign this agreement. The members approved this with 14 votes.
  9. Review of proposed gazebo and removal of two spruce trees. The projected cost for this project is \$4-5k and was approved by the members with 21 votes.
  10. Update on projects planned/completed/proposed. Due to the length of the meeting, Bill did not go through the various projects planned/completed/proposed for this year.
  11. Election of board members. The members asked if we could add a 7<sup>th</sup> member to the board (vs the 6 that we currently have). The members approved adding a 7<sup>th</sup> board member. The following people were

nominated: Cory Phillips, Ron Rankin, Lyn Snell, Ashley Caiafa, Jayme Kisse. Cory, Ashley and Jayme were all elected for 3-year terms with 18 votes each.

12. Other business.

- a. Members asked that we add a sign to the top of Peninsula Drive that states “No Lake Access. Members only”
- b. Ashley asked that a road sign be added to the top of Peninsula Drive with the name of the drive on it. Bill asked Ashley to contact the county road department as they provide road signs.
- c. The members asked the board to consider sending out proposals via email and let people vote/respond electronically.
- d. Jamie asked that the board consider putting a cap on commercial member fees. The board will discuss/consider this.
- e. Susan Loper said that we need to add some rubber padding under the north ramp to keep it from wearing on the decking. Also, a bolt is missing on the swim ladder.
- f. Bill thanked all members for the help with the annual beach clean up party. We had over 20 people show up this year and were able to get a lot of work done. Thank you all that helped. A big thank you to Pat Snell who brought up a tractor and spread sand and smoothed out the gravel on Peninsula Drive.
- g. Bill asked all members to help with policing the Association beach. If you see someone you don't recognize, introduce yourself and ask them where they live or are staying. If they are not part of the Association, let them know that it is 'only for members'.
- h. Please check out the Association website for the long-term plans, meeting minutes and other important information. The board puts all of the information on the site to provide everyone access.

13. Meeting was adjourned about 12:45PM

Best Regards,

Bill Flerchinger  
President Capt. Kidd Association  
John Chandler – Treasurer/Secretary  
Steve Whitacre – Director  
Cory Phillips – Director  
Tom Gilbertson – Director