

## **Captain Kidd Association Annual Meeting of the Members** **Saturday July 20<sup>th</sup>, 2024**

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. Update on memberships/new members.
4. Treasurer's report.
5. Update on projects planned/completed/proposed.
6. Election of board members – One board member term is up (Tommy Opland).
7. Other business.

The meeting was held in the common area south of the beach and started at approximately 10:10AM

1. The meeting was called to order by Tommy Opland and all of the members that were present introduced themselves.
  - a. There were 22 memberships present.
  - b. There were four proxies with Sue Loper. With a total of 26 members/proxies we had a majority of members present and could conduct business.
2. The 2023 meeting minutes were reviewed and approved by the members. Rob Fletcher noted that the "members" should review the increases each year to make sure they make sense. Not the "board members" as captured in the notes. The notes will be amended with this change.
3. Update on memberships/new memberships. Mark summarized our memberships. We have a total of 37 memberships. We had one new member join this year and pay the \$2500 initiation fee and we lost one member (Jones). Several attempts were made to make contact but we did not receive his membership dues.
4. Boat slips: All of the boat slips were rented this year. With Jones not joining we have one covered slip that is available to the members. We have 3 members this year that are leasing 2 slips. We will offer members more than one slip if all members that want a slip get one and there are extras. Side tie-ups are available for guests to use (short term tie-up).
5. Cory asked who owns the frontage around the peninsula. Tommy stated that IDL has determined that ownership of the frontage where the A-frames have docks belongs to each owner of the A-frames. The dock square footage for the Association does not include these docks. Furthermore, the state of Idaho recognizes the Association as owner of the rest of the peninsula frontage. However, Kootenai County identifies Sue Fall as the owner due to an Affidavit letter that Sue filed with the County back in 2020. Tommy noted that the parcel number used on the frontage for the peninsula is the same as the parcel number that is on the rest of the common area. Tommy stated that we need to sort this out before we move ahead with the rip/rap project as it could impact the square footage of docks that the Association can have.
6. Jaimie Nash asked that the board review the slip lease requirements (mentioned a large pontoon boat that barely fit in a slip). Should we have them move it to a better spot? He also asked about having some "rules or requirements" for short-term rentals. He was concerned about having more rentals and the liability associated with them. There was also concern about theft off of boats.
7. Financials review: Mark did a brief overview of the Association financials (they were sent out with the meeting notice and can be found under the "Members Only" section of the website. A few topics that were discussed as part of that included:

- a. We are using a new lawn maintenance company this year. The cost is significantly less than what we were paying last year. We are paying \$125/wk for the service.
  - b. Weed mitigation in the lake. We just had the weeds removed in the swim area and it took 8 hours and cost \$2000. The members would like us to do this earlier in the year and do more around the docks
  - c. Slip installation costs are (\$2000) and takedown (\$1000).
  - d. We will have some additional expenses for the docks this year. Adding floatation to the south dock, the electrical needs repairing on the north side of the “L” dock, a piling is rotting on the south side of the “L” dock, and we purchased a new slip cover.
  - e. New lights were installed at each end of the “L” dock. This came up at last year’s annual meeting. The new lights put more of the light below them instead of dispersing the light off to the side.
8. Rob Fletcher asked if there were other options for weed mitigation? We don’t want the weeds and it seems that the current provider is not removing as much as we would like. Steve Whitacre mentioned that herbicide could be used, but the members don’t want to use it. There was a motion to bring back the weed removal company for another day to clear more of the weeds up. It passed unanimously.
  9. There was a 2<sup>nd</sup> motion to increase the budget for weed mitigation to \$4k to cover two days in the future and to have it done earlier in the year. It passed unanimously.
  10. Mark continued the Financials summarizing that operating expenses run about \$27k/year for the Association and that our 2024 income was about \$40k allowing us to put about \$13k into savings. Overall income for the Association was lower in 2024 due to fewer commercial memberships/leases.
  11. There was a lot of discussion about the increasing membership fees and slip fees when we are not using the money. The board reiterated that the reason for the increase in fees each year is to try to avoid any special assessments in the future. In saying that the members would like to see the Association future expense plan each year so they can see upcoming expenses and how we are doing relative to the plan. The board took an action to update the long-term plan 2025-2054 for next year’s annual meeting.
  12. There was a motion to not increase fees next year by the 3% and 5% agreed at the 2023 annual meeting, but the motion did not pass.
  13. There was a 2<sup>nd</sup> motion to stick with the 3% and 5% increases for 2025 which passed. The board agreed to update the long-range plan and share that with the members as part of our annual meeting each year to make sure that increase in membership and slip fees is appropriate. We don’t want to increase fees if the funds are not needed but we also would like to avoid any special assessments in the future.
  14. Rip/rap update. The Association approved adding rip rap on both sides of Peninsula Drive to stop erosion of the shoreline at the 2021 annual meeting.
    - a. Tommy provided an update on the rip/rap project stating that we have hit a couple of issues related to the project. We do have County approval to move ahead with the project but the site disturbance permit has Sue Fall as the owner. This is a bigger issue with IDL and the Country as frontage ownership dictates how many square feet of docks that the Association is allowed. Without the frontage of the peninsula the Association has more than would be allowed square feet of docks.
    - b. Tommy mentioned that IDL recognizes that the four A-frames on the peninsula own the frontage on the east side of the peninsula (where their docks are) in the permit that was issued for the new N. Dock that was installed in July 2022.
    - c. Sue Fall wrote an affidavit, and had it recorded with Kootenai County which is causing the frontage ownership of the Association into question.
    - d. Tommy said that the Association will need to get an attorney involved to help resolve ownership of the frontage. We would like to get this resolved as soon as possible so that we can get the rip/rap placed.
15. Other project updates
    - a. We will have the electrical outlets on the north side of the “L” fixed in the next week or two.

- b. We plan to repair the south ramp on (cut the concrete down and reattach the ramp). We have someone coming out on Monday the 22<sup>nd</sup> to look at it and give us an estimate. We will also ask him for an estimate to replace the irrigation shed.
  - c. This past year the concrete stairs near the S. ramp have developed a large crack. We will need to repair/replace the stairs and figure out how to stop the asphalt behind the seawall from sinking further. We believe that an underground spring is causing the issue and need a way to mitigate the water
  - d. The sprinklers in several areas need either replacement or adjustment. It was suggested that we have our lawn service fix them. This led to a discussion about someone taking over ownership for the sprinkler system. Steve Whitacre has been doing this for 30 years and said that he is retiring from the role. Kirk Heaton agreed to take on the role going forward. Thank you, Steve and Kirk!
16. Election of board members.
- a. Tommy Opland was re-elected for another 3-year term.
17. Other business
- a. Fred Brader asked that we put a faucet on the dock
  - b. There was also discussion about enforcing existing Association rules or to at least to clarify the rules. Specifically mentioned was leaving stuff on the beach. The board should discuss and decide how to proceed.
  - c. A motion was made to allow only members to park on the grass behind the parking area at the beach. This motion did not pass.
18. The meeting was adjourned around noon.

Tommy Opland- President Capt. Kidd Association

Bill Flerchinger - Secretary

Mark Felchlin – Treasurer

Cory Phillips – Director

Jayne Kisse – Director

Sue Loper – Director

John Chandler– Director

Robert Fletcher – Director