

## **Captain Kidd Association Annual Meeting of the Members**

### **Saturday July 8<sup>th</sup>, 2023**

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 the rip/rap project.
- 6) Overview and discussion of the board's recommended member fee and slip lease proposal (details included with this letter).
- 7) Update on projects planned/completed/proposed.
- 8) Election of board members – Three board members terms are up (Sue Loper, Cory Philips, and Jayme Kisse).
- 9) Other business.

The meeting was held in the common area south of the beach and started at approximately 10:00AM

1. The meeting was called to order by Tom Gilbertson and all of the members were present to introduce themselves.
  - a. There were 18 memberships present.
  - b. There were three proxies; Kirk Heaton: Tony K, S. Fall: Sue Loper, Tommy Opland: Tom G. With a total of 21 members/proxies we had a majority of members present and could conduct business.
2. The 2022 meeting minutes were reviewed and approved by the members.
3. Update on memberships/new memberships. John summarized our memberships. We have a total of 37 memberships with one single-tenant commercial and four multi-tenant commercial leases. All slips are leased. Two members are leasing two slips for the 2023 season. They will go back on the waiting list for 2024 as we want to make sure that all members have a slip if they want one.
4. Treasurer's report. John reviewed the 2023 forecast vs actual mid-year report providing a summary of each item.
  - a. John gave an overview of the finances and the increases we are seeing in costs. Hence the proposal for an annual increase in membership fees and slip fees.
  - b. The annual increase proposal is for 3% annually for memberships and 5% annually for slip leases.
  - c. There was a question about the increased cost for lawn care and some discussion about the lawn care – environmentally friendly fertilizer, having them trim the grass on the south side of Peninsula Drive, etc.
  - d. Tom suggested that we might change the frontage on the south shore to beach from grass. Bill mentioned that he didn't think that we could do that as it is not allowed by IDL or the County.
  - e. The members approved the treasurers report unanimously.
5. 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 was not present to provide an update on this project, so Bill provided a brief update. We have received a permit from IDL but the County wants to meet with us to review the project before we can start. They will be scheduling a meeting with us in the next few weeks. Frame and Smetana have provided them information requested about the project.

- b. Assuming we get the go ahead, the plan would be to do this project in the fall when the water level is down. Some of the homeowners on the Peninsula have the equipment and are willing to place the rock. It is still planned to split the cost 40%/60% between the four peninsula homeowners and the Association.
    - c. There is some concern that the County may require a survey and that the cost of the project may increase.
  6. Overview and discussion of the board's recommended member fee and slip lease proposal.
    - a. Tom opened up discussion on the proposal for discussion by the members. The proposal is to try to avoid any special assessments in the future. Basically, have the money saved up for expected expenses like dock replacement.
    - b. There was some discussion about whether we should do this up front or continue to use special assessments. In the end the members felt it is better to increase fees along the way and avoid special assessments in the future.
    - c. Tony suggested that we find a way to get interest on these funds to stay ahead of inflation.
    - d. Members would like the board to review the increase each year to make sure it still makes sense. If we feel we are getting ahead on the money saved, we should pause the increases.
    - e. Tony pointed out that the bylaws give the board the authority to raise fees based on the needs of the Association and that the vote on the increase proposal is really just an advisory vote. The board recognizes this but wanted to have the support of the members instead of just implementing the increase.
    - f. The proposal was voted on and passed with 16 votes in favor and 2 against.
  7. Update on projects
    - a. Expanding the parking area. Tom asked for member input on this idea. In general people didn't feel it was necessary to increase the parking area. They preferred to leave it in grass and let members park on it as needed.
    - b. Ron R suggested that we do community care for the lawn and save the cost of the lawn service. The members felt it was better to continue to use a lawn service.
    - c. Bill provided an update on the dock project. The new north dock was installed last July and is in use and working well. We had electrical added to it as well as the south dock this year.
    - d. A member asked that we put shields on the two lights at either end of the dock so that they don't shine up towards the houses. People are turning off the lights and many of us use the lights to help navigate back to the docks at night. The board will add this to our list of projects.
    - e. The storage/irrigation shed needs replacement. We are planning on replacing this in 2024. The board wants to make sure that we have the funds to do this and want to wait until the rip/rap project is complete.
    - f. Steve mentioned that he cannot find anyone to come and winterize our sprinkler system and asked if anyone might have a recommendation. Jamie N thought that he might have someone that he could recommend.
  8. Election of board members.
    - a. Tom stated that he was resigning from the board due to wanting to simplify his life.
    - b. Nominations were opened up and Jayme, Cory, Sue and Robert Fletcher were all nominated and approved for 3-year terms on the board.
  9. Other business
    - a. Jamie mentioned some concerns with all of the short-term rentals and if we should put any restrictions in place to help maintain the Association. It was suggested that the board put together a set of requirements for short-term rentals (e.g., make sure they have liability insurance, no RVs, etc.) The recommendation will be discussed by the members at next year's annual meeting.
  10. The meeting was adjourned around noon.

Tom Gilbertson - President Capt. Kidd Association (outgoing)

Bill Flerchinger - Secretary

John Chandler – Treasurer

Tommy Opland – Director

Cory Phillips – Director

Jayne Kisse – Director

Sue Loper – Director

Mark Felchlin – Director (transitioning to Treasurer)

Robert Fletcher – Director (incoming)