

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

**Saturday July 9<sup>th</sup>, 2022**

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) Summary of the new dock installation and littoral rights.
- 7) Overview of the Association's long-term plan for the common area and docks.
- 8) Update on projects planned/completed/proposed.
- 9) Election of board members – Three board members 3-year terms are up (Tom Gilbertson, John Chandler and Bill Flerchinger) and one board position needs to be filled with Ashley Ciaifa selling her home.
- 10) 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 Tommy Opland and all of the members present to introduce themselves.
  - a. There were 21 memberships present.
  - b. There were four proxies; S. Whitacre: Bill, S. Fall: Sue Loper, Ron/Carol Rankin: Jim Babb, Robert Fletcher: Tom → Tommy. With a total of 25 members/proxies we had a majority of members present and could conduct business.
2. The 2021 meeting minutes were 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 three multi-tenant commercial leases. When our new dock is available all slips but one will be leased. There are three people on the waitlist for a slip, but they all declined a slip for 2022. The slip assignments and memberships have been posted to the website and will be updated when the new slips are installed.
4. Treasurer's report. John reviewed the 2022 forecast vs actual mid-year report providing a summary of each item.
  - a. John provided a synopsis of the \$750 special assessment collected and how that was used along with the current forecast of remaining funds at year-end. He noted that the balance that will be carried over at year-end will be about \$10-12k, lower than our typical year-end balance due to the purchase of the new dock.
  - b. As a reminder \$100 of each membership fees goes towards the dock fund.
  - c. John also noted that we have changed lawn maintenance providers saving us about \$3000 over last year's provider.
  - d. He also mentioned that the weed mitigation will be done by a two-person dive team the week of July 11<sup>th</sup>.
  - 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 provided update on rip rap noting that our attempt to have the remaining work covered under Tony's existing permit was not allowed by IDL. Therefore, the Association has paid Tony for the 90 lineal feet of rip rap work done on the Association's frontage under his permit. A total

- of 140 feet of rip rap was placed by Tony's contractor, 90 feet being approximately 64%. Tony's total cost after refundable bond was \$9,005.93 bringing the Association's share to \$6,107.74.
- b. The engineering for the new work is complete. The permit application is being prepared and will be submitted this summer in preparation for the work to be completed this fall when the water level is well below the high-water mark. We are still estimating the remaining work to cost between \$12,000 to \$13,000 with a 60/40 split between the Association and the four peninsula homeowners as agreed to during the 2021 annual meeting.
  - c. We discussed the area of work that remains, a total of approximately 500 lineal feet, both sides of the peninsula road, from where Tony's work left off to approximately where the pavement begins. The rip rap will be 10 feet tall and 1 foot thick. There may be the need to grade and add a layer of gravel on the road after the work is complete to repair any damage done by the equipment installing the rip rap.
6. Update on new 4-slip dock to be installed on the north beach.
- a. The members approved adding a new dock at the 2021 annual meeting and wanted it located on the north beach and to have slip covers and electrical outlets on the dock. We used a special assessment of \$750 in 2022 to pay for the dock vs increasing dock fees.
  - b. The IDL dock application process was very challenging. IDL did a site survey in July 2021 and required some changes to our docks. 1) slip #9 was not on the 1985 dock permit that was on file. There were only 8 slips (all of the same size) on the permit vs the 9 on the north side of the L-shaped dock. They are requiring that we remove slip #9. 2) There are non-conforming docks in front of three of the peninsula homes. Docks cannot be wider than 10'. 3) If we make any changes to the L-shaped docks it will require that we provide a 20' opening in the docks.
  - c. IDL discussions and littoral rights. After several discussions with IDL they required us to sort out the littoral rights of the frontage to ensure that the Association had enough frontage to allow for additional docks. IDL allows 7 sq ft of dock for each frontage foot. They were OK with us adding the docks at the north beach location and they recommended that we include moving the south dock to the north dock area (as we thought that might be our future plan) as part of the permit if it would be done in the next 5 years. This would save the cost and paperwork for moving it later on a separate permit. Several members thought that it made more sense to leave the south dock where it is (since it only has about 12 years of useful life) and add electrical to it. The board will get an estimate for adding electricity to the south dock.
  - d. The board hired a land use attorney to clarify littoral rights of the frontage. The attorney found the original deeds for the four cabins on the peninsula. The deeds state that each cabin owns the littoral rights for the eastern side of their lots (where their docks are). The attorney met with IDL and they accepted her findings and agreed that the Association has the frontage to add docks. IDL is also requiring the four cabins to file encroachment permits and make modifications to their docks to bring them into compliance.
  - e. HDB updated their estimate to include covers and electrical conduit and pedestals on the dock the updated estimate is \$74,578.80 (this includes \$14,560 for slip covers and \$868 for the electrical). The Association will need to hire an electrician to run the wire to the docks and install the outlets. We estimate this will cost \$5000.
  - f. A member asked that we check with Frey Dock (installed the 9 slip replacement dock in 2009) to see if they had a permit that included showing the 9 slips. Bill took an action to call Frey Dock and see if a permit was taken out that we can use as evidence that slip 9 is part of the dock permit. The hope is that we won't have to remove slip #9 if we can prove it was on a later permit.
  - g. A member asked if it would be possible to assign slips to individual cabins/properties. This may be possible, but the challenge is that there are more potentially members (51 properties) than slips available to the Association based on the frontage we have. The board is open to discussing to see if we can come up with a solution. Bill took an action to share the calculations that he did for

figuring out how much additional dock sq ft we can add – or effectively how many more slips we can add based on the Association frontage.

7. Agenda items 7 and 8 were covered together as we reviewed various projects that the Association should take on in the future and asked for member input. The board will use this input in revising the long-range plan. Below is a brief summary of the list we went through.
  - a. Gate on Peninsula Drive – member feedback was this is not wanted nor a priority
  - b. Parking expansion – members felt it just helped the rental properties, not a priority.
  - c. Replace the irrigation shed – in plan and members were supportive of doing this.
  - d. Move the south dock to the north dock location – members thought it would be better to leave the south dock where it is and move it to the north beach when it needs replacing. Members wanted electricity added to it. We plan to add more floatation to the south dock to extend its life this year as part of dock maintenance.
  - e. Repair electrical on north ramp and replace light that is not working – high priority
  - f. Repair or replace the north beach wall – lower priority, may just leave it as is.
  - g. Cut south ramp concrete wall and reattach the ramp – high priority, need to do in 2022 if possible. We should consider resurfacing the ramp perhaps with metal.
  - h. Upgrade the sprinkler system – need estimates on cost – medium priority
  - i. Paving repair/resealing Peninsula Drive – medium priority. Will have to be done at some point as additional cracking and sinking continue.
  - j. Add beach sand – maybe every 10-15 years as needed
  - k. Slip frame and gazebo repainting as needed – every 10 to 15 years.
  - l. Add lights on dock – lower priority
  - m. Adding a volleyball court – lower priority
  - n. Adding dock boxes – the board should investigate costs and options, medium to lower priority
  - o. Other projects to consider that came from the members:
    - i. Maintaining or improving the stairs from Kidd Island Road (cut back trees, clear debris, consider widening, if possible, improve the handrail)
    - ii. New Association sign at the top of Peninsula Drive – high priority (No trespassing, no public access, etc.)
    - iii. Replanting trees where we took out the two trees near the beach – most members were not interested in doing this.
    - iv. Beach seating – not a priority
    - v. Cut down tall grass on the south beach area, near the trees by Opland’s and along Peninsula Drive – ask our lawn provider if they will cut this for us.
    - vi.
8. Included in 7) above
9. Board member nominations and elections
  - a. Tom was nominated and reelected for another 3-year term
  - b. John was nominated and reelected for another 3-year term
  - c. Bill was nominated and reelected for another 3-year term
  - d. Sue Loper was nominated and elected to fill the 1-year remaining term of Ashley’s board seat
  - e. The members wanted to add another board member and Mark Felchlin was nominated and elected for a 3-year term. (The bylaws allow up to 9 board members).
10. Other business.
  - a. Tony mentioned that there were a couple of documents on the Association website that say “Captain Kidd Homeowners Association” and that they should say “Captain Kidd Association”. Bill took an action to make these changes.

11. Meeting was adjourned around noon

Tom Gilbertson - President Capt. Kidd Association

Bill Flerchinger - Secretary  
John Chandler – Treasurer  
Tommy Opland – Director  
Cory Phillips – Director  
Jayme Kisse – Director  
Sue Loper – Director (incoming)  
Mark Felchlin – Director (incoming)