

Captain Kidd Association Annual Meeting of the Members
Saturday July 11th, 2015

Hello Capt Kidd Association Members,

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

Agenda for the annual meeting

- 1) Introductions and call meeting to order
 - 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
 - 7) Other business
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- 1) The meeting had 19 members present and we had 6 proxies for a total of 25 memberships represented at the meeting. More than enough for conducting business. (There are a total of 36 memberships this year). All members present introduced themselves.
 - 2) Bill read the previous year's meeting minutes and they were approved unanimously.
 - 3) Cory provided a treasurer's report and answered questions. Key highlights from the treasurer's report were:
 - We have \$37,748.88 in our association accounts. \$34,322.84 in the membership account and \$3,416.31 in our dock account.
 - Cory shared that with all our projected expenses we should exit the year with approximately \$6,782.39 in our collective accounts.
 - See below for more details, but these amounts include the 40% down payment that the Association has already made on a new dock.
 - 4) We have 36 paid memberships this year. 6 rental properties with 2 long-term commercial rates and 4 with short term multi-tenant rates.
 - We leased all 25 covered slips, 3 uncovered slips and 3 jet ski tie-ups. Everyone that requested a boat slip has a slip, but we have 3 members that would like to move to a covered slip when they become available. We have only 1 slip that is not leased and that we are using as a guest slip. If you have someone visiting they can use the slip for the weekend.
 - We discussed how the covered slip waiting list works. In summary, all incumbent members with covered slips are asked if they want to renew their covered slip. If they decide not to renew their covered slip, it becomes available to the first person on the waiting list. Also, if a member doesn't pay their dues by May 1st, the covered slip will be given to the first person on the waiting list. This year, we had one member that failed to pay their member and slip fees by May 1st (we sent two reminders), so they lost their covered slip to the first person on the waiting list. The slip assignments, member list, and covered slip waiting list can all be found on the website at <http://captainkiddhomeowners.com/boatslips.html>. If you want to get on the waiting list please let Cory or Bill know and we will add you to the list.
 - 5) Below is a summary of the various board actions and the significant projects completed this year so far.

- The board exchanged letters with the Idaho Dept of Lands and the Idaho Assistant Attorney General and were able to get our “Submerged land lease” negotiated down to \$2171.25/year from \$2425 as originally requested. While we were not able to argue for no lease fee we were able to get the lease fee reduced. This is a ten year lease rate and may be changed once the 10 year agreement expires in Jan 2025.
- We set up and trialed electronic annual billing statements this year. Just to be safe we also mailed out statements. Going forward we will just use electronic notifications for members that prefer this approach. This saves the association significant time and expense. Please let the board know if you would like to receive electronic statements and notifications.
- Disposed of the last left over portions of the dock that we replaced in 2013. (\$600)
- Cleared the brush and limbs in from the common area in front of the Rankins cabin (\$350)
- We cleared the area south of Peninsula road near the main beach including cutting the tall grass and cleaning up debris on the shore line. We hauled away a truck load of debris. The area looks much better now.
- The board proposed and the members voted on passing the fee that Paypal charges us (2.9%) onto the members that use it to pay their annual dues. As more members use this option, it gives us less money to use on Association projects. This was voted on by the members and received 24 Yes votes, and 1 No vote. The board will send a notice as part of the annual billing notice letting customers know that we will pass on this cost to them if they choose to use Paypal to pay their annual dues.
- We have updated the Association web site with the latest documents. Be sure to check it out at www.captainkiddhomeowners.com. Just as a reminder to the members. You can find our by-laws, membership/slip fee structure, annual meeting notes, all board meeting notes, bi-annual treasurer’s reports, boat slip assignments, board member information and details of our annual meeting and beach clean-up party. It is a great resource if you need information about the Association.

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

- Replacing the last section of old docks this Oct. The low estimate was from HDB and is for \$39,331. This includes replacing two pilings as well. We are excited to finally complete the dock replacement project.
- Replacing the docks will also mean moving the electrical outlets from the old docks to the new docks.
- Members with boats in the slips that will be replaced will need to move them out of the slips by about mid-Sept. Bill will provide an update as the delivery of the dock gets closer.
- Cory is moving all of the annual invoices to Quickbooks so that the annual statements will be more automated. This should result in further time savings for the Treasurer.
- We plan to add (4 or 5) 8” round by 27’ long HDPE floatation pipes to the non-covered docks. We installed one pipe 3 years ago as an experiment to see how well it would hold up. It has worked well and we plan to use HDPE pipe for adding floatation to our docks in the future as they need it.
- We are looking at moving, adjusting and replacing a few sprinkler heads
- We plan to apply a product like “Restore” on the dock ramps to improve traction and extend the life of the wood.
- We will repaint the metal framework on the ramps as well.
- We plan to purchase a few replacement Osprey decoys to keep the geese off of the common area and beach.

- We plan to take a couple of logs from the old dock and put them along the upper side of the bank south of the Peninsula Road. This is a steep embankment and we don't want anyone falling over the edge.
- We may need to replace some of the slip covers this year.

6) Election of board members

- Nominations were opened and Steve Whitacre and John Bowman were nominated. The members voted unanimously for Steven and John to serve on the board for 3 more years. Thanks Steve and John for your willingness to serve.

7) Other business

Other topics that were brought up and discussed included:

- A request was made to have the Association maintain the grassy area south of Peninsula Road. Basically have our lawn service regularly mow this area and trim the grass back on the shore line. The board will ask our current lawn service to mow this area.
- Members with homes in this area asked about removing or trimming back the trees along the shore line as well. The board will discuss and follow up with them.
- There was a request to add benches in the beach area. The board will consider this as future project
- The board also asked members for their inputs on putting either a restroom or portable bathroom near the main beach area. The board would like to solicit inputs from members on this idea, then the board will investigate possible options and propose a solution to the members at next year's annual meeting.

I want to take a minute to thank the board of directors. The board does a bunch of "behind the scenes" work to make sure the Association looks good and operates smoothly. This includes finding a reasonable lawn mowing service, scheduling the put up/take down of slip covers, winterizing/turn on the sprinkler system, replacing slip covers as needed, getting multiple estimates for projects, making minor repairs on the docks, replacing area lighting, repairing sprinklers, etc. This helps the Association to get the most from our annual dues. Be sure to thank a board member for all they do.

We are updating our records for all members. Please send us your name, physical mailing address, email address, phone and cell phone.

This information is for our records in case we need to get a hold of you. Also, please let us know if you would like to receive email notifications instead of paper. Please email this information to treasurer@captainkiddhomeowners.com or mail them to the Association.

Best Regards,

Bill Flerchinger
President Capt Kidd Association

John Bowman – Vice President
Cory Phillips – Treasurer/Secretary
Dan Wilson – Board Member
Tom Schager – Board Member
Steve Whitacre – Board Member