

Captain Kidd Association Annual Meeting Notes July 11th, 2009

Below is a summary of the items covered in the 2009 Annual meeting of the members that took place on July 11th, 2009 on the grass at the main beach.

Agenda

- 1) Introductions
- 2) Approve previous year's meeting minutes
- 3) Treasurer's report
- 4) Update on Association boundaries/memberships
- 5) Update on projects planned/completed/proposed
- 6) Election of board members – John and Val's 3 year terms are up
- 7) Other business

- 1) **Introductions** - All members present introduced themselves. We had a total of 18 members present and 2 proxies (represents 20 of the 36 members – providing a quorum to conduct business).
- 2) **Approve previous year's meeting minutes** - The previous year's minutes were summarized and approved by the membership. Approved unanimously by the members.
- 3) **Treasurer's report** – Val summarized the current financial situation of the Association. Overall the Association continues to build savings, putting us in a strong financial position. The board is planning on several projects that will spend down much of our savings, but still leaves us excess funds. Some highlights of the summary include: there are 36 paid memberships this year and 25 of the 29 boat slips have been leased including 6 Jet Ski/kayak leases. We also are leasing one slip on a weekly basis for a commercial rental. Rent is \$100/week. We are trying this as a pilot program this year to see how it works. A copy of the treasurer's report was handed out during the meeting to each member. The treasurer's report was approved by the membership. A copy of the Treasurers report is included in this mailing as well. Approved unanimously by the members.
- 4) **Update on Association boundaries/memberships.** Val summarized the work done this past year to finalize the Association boundaries and determine the number of total lots/members in the Association. There are 51 eligible lots inside the association boundaries. The 51 includes lots #1 and #2 of Emerald Park Addition. These lots were in question at last year's annual meeting, but through some more detailed investigation the board concluded that they are part of the Association. We have worked closely with the Assessor's office through this process. Statements sent from the Assessor's office will now reflect that each lot has 1/51st ownership of the common area and will pay taxes on 1/51st of the common area (beach and grass area near the main beach). A question was asked about the information that the Recorder's office has with regards to the 1/51st portion of the common area. The board agreed to look into what has been done at the Recorder's office. This will be an action for the board. The members

unanimously voted to accept the Association boundaries and the 51 portions that will share taxes for the common areas.

5) Update on projects planned/completed/proposed -

- a) **Adding a gazebo to the common area.** The board purchased a gazebo that will be installed on the grass near the parking area. Installation will include putting in a concrete pad to anchor the structure to. We discussed where to locate the gazebo and decided to put it near the parking area to facilitate good visibility across the entire beach. The concrete will be poured in about 2 weeks. We will then assemble the gazebo on the pad once it has hardened. Cost of the entire gazebo will be approximately \$4500. Members unanimously voted on moving ahead with the gazebo with the agreed to location. The board would like your help assembling the gazebo once the concrete is ready. Please contact any of the board members for details
- b) **Purchasing a replacement dock.** The board proposed that we purchase a new dock to replace the 9 slip (runs east/west in the marina). The board got several estimates that included many different materials. After spending a significant amount of time with the various dock providers and weighing the pros and cons of the different materials the board proposed that we replace the current dock with a cedar log floated dock with Trex decking. We believe that will get the most years out of a cedar dock due to the fact that our docks sit on the bottom during the winter months. The metal slip covers will be moved to the new dock and moving them is included in the dock estimate. We decided to have Frey Dock and Barge Co. build our dock. Their estimate was \$50,570. The new dock will be in place to use by no later than May 15th 2010 (next summer). This dock will be paid for using funds that the Association has built up since we increased our fees several years ago. No special assessments will be needed. The members really liked this. We are looking at 3 different options for what we do with the old dock. Our options include: 1) sell the dock (either whole or in parts), 2) move the dock to the south side of the peninsula and use it for additional slips for the Association (if we are able to add slips – we are checking with Carl Washburn), 3) paying for the removal of the dock. The board will look at these 3 options and provide an update to the members next year. The members voted (19 in favor, 1 opposed) to move ahead with purchase of the dock.
- c) **Outlets on the docks.** We will be installing some new outlets on the docks this summer. The existing outlets no longer work as muskrats have chewed threw the wiring that goes under the decking. The new outlets will use electrical conduit and will run along the metal slip covers with an outlet between every boat. With this approach, the outlets will move with the metal slip covers when they are moved to the new docks. The estimate we have for this work is \$3940. The members wanted to make sure that we get a permit for this work. The members voted unanimously to move ahead with this project.
- d) We had a beach cleanup party on June 6th. Several of you showed up and helped get the main beach in shape for the summer. Thank you! Additionally, Steve Whitacre used his 4 wheeler to harrow the beach. We plan to do this 1 to 2 times this summer to keep the weeds down and the beach looking good.

- e) We purchased 1 new slip cover this year cost was \$405. We essentially replace the boat slip covers as needed.
- f) We purchased additional simulated osprey and swans to discourage the geese from coming on the common area. These seem to be working as we don't have the goose droppings that we have had in the past.
- 6) **Election of Board members** – Val Favicchio and John Bowman were both re-elected to serve 3 year terms. Both were approved unanimously by the members.
- 7) **Other business -**
The members also asked that the board consider the following projects this year as well: replacing the carpet on the swim dock, cutting back the tree branches on the steps from the road down to the common area, trimming up the branches on the 2 trees at the common area and fixing a broken sprinkler in the volleyball area. The members also really liked combining the potluck with the annual meeting and having the meeting on the grass at the main beach. We will use the same venue for next year's annual meeting.

If you have any questions on any of the above feel free to contact myself or one of the other board members.

Have a great summer,

Bill Flerchinger – President Capt Kidd Association

John Bowman – Vice-President
Val Favicchio – Treasurer/Secretary
Tom Schager – board member
Dan Wilson – board member
Jamie Nash – board member