

## **Captain Kidd Association Annual Meeting Notes July 9<sup>th</sup>, 2011**

Below is a summary of the items covered in the 2011 Annual meeting of the members that took place on July 9<sup>th</sup> 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
  - 7) Other business
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- 1) Introductions - All members present signed in. We had a total of 14 members present and 6 proxies (represents 20 of the 36 members – providing a quorum to conduct business). Two of the 14 arrived late.
  - 2) Approve previous year's meeting minutes - The previous year's minutes were summarized and approved by the membership.
  - 3) Treasurer's report – Val summarized the current financial situation of the Association. A copy of the treasurer's report including a detailed summary of expenses and income was handed (and is included with this mailing). The Association balance for the mid-year report (June 30<sup>th</sup>) is \$38,888.86, putting us in solid financial position. Some highlights of the summary include: there are 36 paid memberships this year and 26 of the 29 boat slips have been leased including 3 Jet Ski/kayak leases.
    - A question from a member asked how long a guest slip could be used by someone visiting a paid member. We agreed that 1 week would be allowed and that our by-laws/rules should be updated to reflect this.
    - One of the members thought that they saw fireworks being launched from one of the Association docks. We agreed to add “No fireworks allowed on the docks” to the Association rules.
    - It was noted that the legal name of the Association does not match the website. The website will be updated to reflect the proper name which should be “The Captain Kidd Association”.
  - 4) Update on projects planned/completed/proposed -
    - a) We have sold off 5 sections of the old dock and still have one to sell. It is currently listed on Craigs list for \$1000. If you know anyone that may be interested, have them call Bill.
    - b) We had a beach cleanup party in June even though the water level was half way up the beach. We cleaned the beach area that we could. We hammered down some nails on the dock, graveled the approach to the north ramp to the dock and pulled the three sections of our old dock on shore to allow them to dry out and be cut up. Thanks to you that showed up and helped. Thank you!
    - c) We purchased 4 new slip cover this winter cost was \$1679.

- d) We had steps installed on the North seawall (repairing the breakage in the wall). This was done last summer and cost \$1800.
- e) The Association website is up and running. It is located at <http://captainkiddhomeowners.com/> and has a password protected portion that only members can login and see. We plan to add member information (for those that have agreed to share it). If you haven't looked at the site, please check it out. If you have any feedback or other ideas, please let us know. We paid a web developer to put the site together at a cost of \$300 and also have paid for the URL and storage for 3 years that cost \$350. We can now update and maintain the website ourselves. Password protected portion logon information:
- User id: member
  - Password: xxxxxxxxxx (contact Bill or Val)
- f) We have moved to using an integrated database for association members, lot/parcels, mailing addresses and member information. This is all done in Excel and makes it much easier to update member information that changes. Thanks Dan and Gaby Wilson for their help in implementing this and with no cost to the Association.
- g) A French drain was installed last fall to mitigate the spring runoff that ran across the road. The cost of the project was \$1200. Even with the wet spring that we have had the roadway has been dry. Yeah!
- h) The board proposed that we put a cap on the North seawall and replace/install 3 sets of stairs. The goal of the project is to extend the life of the seawall (keep water from running in the wall and breaking it up as well as keep the wall standing). The board had two contractors provide bids to put a cap on the wall and take out the 2 existing sets of steps, install 3 new sets of steps. The board proposes that we use the bid for pouring a 4" concrete cap with rebar (vs putting on capstones – both bids were very close in price) and pouring concrete steps. Bid for this work is \$12,102. After some discussion the members approved the board to move ahead with capping the wall and replacing/installing steps. However, the members would like the board to have additional contractors look at the wall (for assessment of extending the life and additional estimates) and only if the cost is less than \$12,500.
- i) We plan to replace the four 2" aluminum pipe sprinklers along the North wall with pop-up sprinklers. Bill will work with Steve to get this done this summer.
- 5) The Association was contacted by Bill Bryant (who owns a frontage lot adjacent to the Association). Mr. Bryant wanted to see if the Association would allow non-members to use the Association common areas (for a fee). Additionally the board asked the members if they would support leasing slips (ones that are leased to members) to non-members. After much discussion the members voted to NOT allow non-members to use the beach or lease slips in the Association.
- 6) The board presented a proposal for providing compensation for board members to compensate them for the time and effort they put in. The specific proposal was that the President and the Treasurer/Secretary would get \$250 off their member dues and the other board members would get \$200 off of their member dues. After much discussion this was NOT approved by the members.

- 7) Election of Board members – Tom Schager and Dan Wilson were both re-elected to serve 3 year terms. Additional, Cory Phillips was added as a new board member and will serve a 3 year term. Welcome Cory.
- 8) Other business – Bill received a letter and 2 proxies asking to remove the floating trampoline in the swim area. After much discussion the membership decided to keep the trampoline under the following conditions. 1) the trampoline be moved further away from the docks to keep from kids hitting the dock when jumping from the trampoline and 2) we contact our insurance agent to see if we are covered if someone was hurt on the trampoline.
- 9) The Board plans to look at and update our by-laws in the coming year. They were last updated in 2003.

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

Bill Stephenson – board member