

## Board Meeting – September 12, 2015

Board members present: Van Botts, Doug Gibbs, Dick Swier, Frank Vertrees, Ron Johnson  
- also present, Mike Koehn, Elaine Koehn, Jerry Schwan, Dan Rice

Recognition of Dan Rice's brother Mike & Cindy Rice who donated \$200 to the firefighting fund on behalf of the Mill Bay Members Association for our hospitality during the time that they were evacuated from Riverside during the Okanagan Complex fire and were allowed to stay at our park.

### **Caretaker and Camp Host Input & Discussion**

Elaine Several complaints about the fire pits – suggesting that we remove all first row fire pits because of danger to adjoining RV's and smoke – Suggestion is to add a couple more community fire pits. Fire works was not a problem this year because of the county wide ban. We will have to wait and see what Chelan County Emergency Management does in 2016

Mike Showed broken buoy's – suggested that we continue with our replacement of 8 buoys. \$1200. (Ron Johnson will look into wholesale buoy purchase). Will need more grass seed in 2016 for all the void-shallow repair areas

Jerry & Ron will add door vents to the expanded side restroom after installing the new fans

Dan Nothing to report

Jerry Need to put doors on the expanded storage shed – will also install railings at clubhouse and will repair the Mill Bay entrance sign.

### **Financials – Botts**

Dues increase really helped us out. Total cash now is \$126,921 last year at this time \$123,070 (still need to pay for the electrical on expanded side. We seem to be pretty even with last year's budget.

### **Legal – Frank Smith - No report and also now new news.**

### **Operational Discussion**

Buy-back – Much discussion regarding what appears to be an excessive jump in price for buy-back. Motion by Johnson, 2<sup>nd</sup> by Botts to lower the buyback cost to \$25 per night – starting January 2016. Approved.

Doug Gibbs was commended on the new website. Members have commented on how nice it is to see how many sites are occupied and current pictures of the park. Doug noted that we receive an average of 85 hits per day. <http://www.millbayrvresort.com> is now linked to our Mill Bay Facebook page as well.

Sewer – We still need to update electrical panel & sewer pump (2016). Jerry will price it out.

Electrical – Expanded electrical upgrade is almost done.

Gravel is desperately needed for back road to expanded and dump area and entry to storage area, etc. – approved.

WI-FI – We know that there are still problems with certain areas of the park. We are in contact with Marty who is drafting a plan of attack. He will tie-in with Mike who will then put the plan before the Board.

Board decision has been made to split mowing and lawn maintenance equally between Dan and Bob, that Dan will remain in site 32 and that starting next season Bob will occupy site 1. This will give us staff located at either end of the park. The advantages of that should be obvious.

There is a concern of fire hazard, liability and smoke from the existing fire pits that are too close to the flammable berms between camp sites. Motion by Swier, 2<sup>nd</sup> by Vertrees to remove the fire pits on all front row sites in favor of adding 2 or 3 communal pits. The board will encourage use of gas fire pits. We are still looking for a solution that will satisfy our needs - tabled

The Tree guy will be coming in to evaluate trees once again.

**FOR BOARD REVIEW ONLY**

**Not sure if this is all accurate and up to date for compensation..... please let me know if there are other compensations that I might have missed...**

Caretakers/Camp Host (Mike Koehn, Dan Rice, Bob Fitzjarrald, Jerry Schwan & Elaine Koehn)  
The Board discussed the possibility of restructuring some of the duties of the camp caretakers. Perhaps splitting the lawn mowing duties to 50/50 with Bob Fitzjarrald and Dan Rice. Having Mike Koehn take over the RV storage area. Caretaking is an important part of our park and for that reason, we work hard on deciding appropriate compensation in small ways for their efforts on our behalf. Dialogue is still ongoing.

Lawn mowing 50/50 (Bob) - \$10 an hour – mowing schedule on a 5 day rotation – compensation - choice of 2<sup>nd</sup> row camping site and free storage of one RV (\$400)

Lawn mowing 50/50 (Dan) - \$10 an hour – mowing schedule on a 5 day rotation – compensation - choice of 2<sup>nd</sup> row camping site and free storage of one RV (\$400)

Caretaking (Mike) – Cash that equals the dues of a regular membership (\$420) and storage of RV on site #9. Payment for pool maintenance in the approximate amount of \$2,000.

Caretaking (Jerry) – Annual dues is paid (\$2,840).

Camp Host (Elaine) – Annual dues are paid (\$420). All Ice proceeds.