

Mill Bay Members Association
November 12, 2005 - Board Meeting

Meeting opened at 10:00 AM to discuss Mill Bay issues. Board members present via tele-conference: Jeff Boullioun, Doug Gibbs, Reid Kinne, Dick Swier & Frank Vertrees.

Members reviewed and discussed the survey results at length – the survey outcome was very informative and demonstrated very positive feedback from a majority of our membership (116 returned forms). It was decided to distribute the results to all members with the Dec 15th ballot mailer.

Nominations for Board position 1 from the Expanded and Regular sides are still open and are suppose to be complete with individual notification to Dick Swier by December 1st. So far, Board member Dick Swier (Regular) has decided to run for re-election. Board member Jack Davelaar (Expanded) has decided not to run again leaving an open Expanded position. The secretary was directed to prepare the ballots and obtain bio's (through Dick Swier) from any candidate that wishes to provide one for the mailer and website. The ballots will be mailed out on or before December 15th, with a December 31st postmark deadline for return. It was decided that the Board Secretary along with two non-Board members will open and count the ballots.

The Board was presented with a submittal for a "Park Operations Manager" position. The Board discussed the need for; speedy resolution of member camping issues, facility and project management, accounting and financial bookkeeping among many other park issues. After much discussion, a motion was made by Dick Swier, and 2nd by Frank Vertrees to establish a Park Operations Manager position at \$12,000 for the budget year 2006 – 4 for 1 against – approved. Board members will review and approve a job description for said position on a one-year trial basis.

President Jeff Boullioun explained that Wapato Heritage still had not paid their share of the electric bills owed to us by court litigation. We have sent a certified letter to them indicating that if we don't hear from them by the end of the year, we will deduct what they owe us from the 2006 BIA lease payment (\$16,080.75). Motion and seconded and approved.

Reid Kinne presented some issues regarding park electrical costs, meter readings and evaluation of electrical usage in an effort to see what areas are using most electricity and what times most electricity is used.

Members reviewed each line item of the 2005 final budget and the draft 2006 budget. After adjusting line items for general and ordinary income and expenses and adjustments for approximately 3% utility increases - motion was made by Dick Swier, 2nd by Frank Vertrees to approve the 2006 budget for expenditures of up to \$120,000 (not including Capital Improvements). Motion passed unanimously.

Motion and Second to pay insurance premium in the amount of \$4,895 to Libke Insurance Associates, Inc of Chelan. Motion passed unanimously.

Survey says..... the number one priority of our members for capital improvement projects is dock repair. Much discussion ensued regarding how and when to initiate these dock repairs. The Board will set a plan, get cost figures and evaluate between now and February 1st, when water is down. (lead by Jeff Boullioun and Reid Kinne).

A couple of members are extremely in arrears with their dues. CERTIFIED Letters have been sent to pay or have their memberships cancelled.

Next meeting date will be set for early 2006, perhaps in February or March. The Board will continue to correspond on all issues that come up - through group email.

Meeting was adjourned at 12:30 PM

Survey and Capital Improvement Project Prioritization results

Your Board wants to express their sincere appreciation for the incredible response to the recent survey conducted. It is truly apparent that we all feel part of our beautiful Mill Bay RV Park. The comments we received were very informative and constructive in that your Board can now see a clear picture of how the majority of our membership feels about park issues and priorities. Thanks to all who took the time to participate. As you can see below, we had 116 members provide valuable input that we can use to help set meaningful goals and objectives for our park operation.

#	Survey Question	Yes	No
1	Should the Park continue to allow dogs?	100	16
2	Should we continue to allow members to move to a watersite?	105	10
3	Should a rule change be made to allow 2 Rigs per site as long as they are not “on or over” the grass or road?	55	59
4	After a member has stayed 14 days at the Park, should a member be allowed to purchase “one week ” at \$15 a day rather than having to move out of the park?	77	37
5	Should we re-activate a few Regular memberships?	50	64
6	Should we add a few new regular campsite locations to the park?	73	29
7	Should the Association raise the dues?	13	103
8	Should we allow members to upgrade their membership from a Regular membership to Family membership?	29	85
9	Do you feel that there would be a conflict of interest if the Camp Host was also able to be a Board member?	63	51
10	Should we add a recycle bin(s) for those that want to recycle?	45	69

	The following Capital Improvement Projects are prioritized by number of votes	Votes	Order
1	Get rid of vegetation, grade and gravel RV Storage Area	368	7
2	Dock Improvements (install pilings to stabilize)	768	1
3	Install Security lighting in RV storage area	302	10
4	Patch and re-surface (Seal Coat) existing roads	375	6
5	Make room for additional guest & boat parking	348	9
6	Add a car/RV wash area – using irrigation water	265	11
7	Stabilize the bank in front of sites 8 through 17	447	3
8	Improve landscape buffers for sites that don't have buffers	391	5
9	Plant shade trees on sites that need shading	451	2
10	Install an electronic gate at the entrance with coded or carded entry system	423	4
11	Replace picnic tables	359	8

Thank you for your fantastic participation