

## MILL BAY RESORT MEMBERS - BOARD MEETING August 31, 2007 - 4:00 PM

Members present: President Dick Swier, Secretary Doug Gibbs, Treasurer Reid Kinne, members Ron Johnson, Frank Smith, Frank Vertrees and Operations Manager Paul Grondal and Camp Host Frankie Fitzjarrald

Previous minutes approved as read.

### **Camp Host Report (Frankie Fitzjarrald)**

The Board expressed their sincere appreciation for Frankie's work this year as Camp Host. She and her dedicated helper (Bob) have done an absolutely wonderful job!!

Frankie provided the Board with her spreadsheet and demographics indicating camp site utilization for the 2007 season (April 1<sup>st</sup> through September 1<sup>st</sup>) – It was noted that only five times this season, the park was 100% full. The dates were: Memorial Weekend (May 24, 25, 26 & 27) – 4<sup>th</sup> of July Week (June 29, 30 & July 1) – (July 19 & 20) – (August 10 & 11) – (August 16, 17 & 18). The spread sheet demographics indicate that except for some weekends in July and August, the rest of the time, there were many un-occupied camp sites, including water site availability.

### **Recommendation regarding extending "buy back" rule**

Suggestion: To allow extended times for buy back based on space availability.

Members, with camp host approval, may purchase (buy back) an additional seven day stay, following their regular 14 day stay, for \$15 each night. The buy back opportunity requires the member to move off any water site for the entire 7 days. At the end of the 7 days, the member may start a new 14 day cycle and could move back to an available water site, if available. This buy back feature is predicated on space being available and is to be monitored by the Camp Host. The buy back opportunity cannot extend through the following Holidays (Memorial Day, 4<sup>th</sup> of July or Labor Day). No incoming member should be denied access to a campsite because another member is using the buy back feature.

Board approved this revision to the existing rule

### **Recommendation regarding "move down" rule**

Suggestion: To add to the rule that any member could move one time only

For members only, if a lakeside campsite is not available at time of arrival, a member may request to be placed on the (Park Manager or Camp Host's) waiting list for lakeside camping on a space available basis. For members only, if a member wishes to change sites – with Camp Host permission, one move is permitted, whether it be to a water site or a 2<sup>nd</sup> or 3<sup>rd</sup> row site.

Board approved this revision to the existing rule

### **Recommendation to provide camp host with enforcement provisions**

Suggestion: Penalty - Lose water campsite rights for the summer

There should be a consequence for infraction of rules - Camp host to provide draft of violations/point value system for Regular side Board members to adopt.

Suggestion: Do we need to apply a boat space rental? Are they becoming a problem? It was determined by the Board to monitor the situation.

Suggestion: To include in the minutes a description of a family membership. A **family** membership is and has been strictly interpreted as: The adult member(s) who purchased the membership and their immediate legal offspring that are listed on the membership agreement. A family membership allows any listed member (over 18) on the contract to use the park in the same manner as prescribed by the rules and regulation. A family membership **does not** include the member's parents, brothers & sisters, aunts & uncles, friends or grandkids.

## **Operation's Manager Report (Paul Grondal)**

### **Remaining 2007 projects**

Water break potential in winter – plan to install insulated boxes - \$400 for 23 sites

### **What is down the road - 2008**

- ☑ Extended side electrical problems must be fixed
- ☑ Schedule for 2008 draft budget to the Board by 1<sup>st</sup> week of December
- ☑ Increased budget for pruning in 2008
- ☑ Bank stabilization of expanded site area –
- ☑ It appears that the Evans group may be stalled forever – In the meantime we need to install a mechanical gate system to control un-authorized entry to the park – cost is approximately \$5000 – with keypad entry – It will be possible for members to purchase entry remotes @ cost or more?

## **Treasurer's report (Reid Kinne)**

2007 Budgeted income: \$123,942.60

Expenditures to date: \$87,212 plus \$23,978 capital = \$111,190

Anticipated Last quarter spending: \$18,237

Total anticipated expenses this year approximately - \$128,000 - or \$3,000-\$5,000 over budget because of extra capital expenditures this year (dock & pool repair)

Current checking, CD and savings account balances are approximately \$98,000

[\$80,000 in CD's – divided into: \$25,921 (legal fund) and \$55,000 (fluid contingency fund)]

## **Secretary's report (Doug Gibbs)**

Letters have been sent to a few members regarding dues payment, inappropriate behavior at the park, explanation of family membership use and inappropriately placing an RV on a site without staying in it.

We have had 14 membership transfers this year so far compared to 22 last year. A Regular membership is going for \$11,000 to \$12,000 and a family membership is going for \$17,000 to \$18,000

## **General Board discussion**

A vote of confidence was voiced by the entire Board for Paul Grondal's hard work and dedication to our park. Motion by Gibbs, 2<sup>nd</sup> by Johnson to raise the compensation for the Operations Manager from \$1000 to \$1150 per month starting in 2008. Motion approved unanimously.

Much discussion on our pool maintenance budget. Consensus was - we can achieve the same or better service if we have Bob Fitzjarrald maintain the pool. Motion by Gibbs, 2<sup>nd</sup> by Smith to change the 2008 swimming pool maintenance budget item and bath houses monitoring (including laundry rooms) – to Bob Fitzjarrald. Approximate cost per year - \$2,000.

### **Election procedures for 2008 officers**

Informational memo to be mailed out Sept/Oct with nomination information, Board minutes and info meeting minutes. Ballots to be sent out with December Invoices. Nominations for one (1) Board position from the Expanded and Regular sides are still open and are supposed to be complete with individual notification to Board President - Dick Swier - [dickjanswier@comcast.net](mailto:dickjanswier@comcast.net) by December 1<sup>st</sup>. Candidates to date are: Frank Vertrees (Expanded side) & Doug Gibbs (Regular side).

### **Extended site problems or issues**

Health hazard – Paul will submit problem and solution for Board direction

Discussion on tennis players vs basketball players - Motion by Gibbs, 2<sup>nd</sup> Johnson to relocate basketball apparatus – Paul to hire Jerry to work with Tom Simpson for solution.

Next Meeting – the Board will continue to have Board meetings on Memorial and Labor Day weekends – with follow-up phone and email contacts regarding important issues.