

Mill Bay Resort - Board Meeting – 09/01/08 – 9:00 AM

Board Members: Doug Gibbs, Ron Johnson, Reid Kinne, Frank Smith, Dick Swier & Frank Vertrees
Paul Grondal, Operations Manager

BIA Lease Issues (Frank Smith)

We are on top of this issue. Initially, the Bureau of Indian Affairs (BIA) made a formal declaration to Wapato Heritage, Inc., that they don't think that the 25/25 year (Bill Evans Inc.) lease was optioned properly. In light of the BIA's action, Mike Arch, attorney for Wapato Heritage Inc. has filed suit against the BIA. They must first try to remedy the situation by Administrative rule which we are monitoring. We expect a summary judgment to be brought by Wapato Heritage in November which may be dispositive. At this point we are assisting Wapato Heritage in their administrative appeal and Federal lawsuit. If this issue is not settled by administrative rule, or by summary judgment, we (Mill Bay Members Association), may elect to intervene in the Federal lawsuit now filed in Federal District Court for the Eastern District of Washington.

Budget Update (Reid Kinne and Paul Grondal)

Our finances are in good shape:

Checking/Savings Account totals:	\$108,561.89
Other current Assets	\$ 475.74
Accounts Receivable	\$ 12,671.65
Total:	\$121,709.28

Budgeted in 2008: \$132,953.00 Spent to date: \$87,819.65

2009 Storage Yard Fees

Much discussion regarding the overcrowding of the RV storage area and concern that we may be at maximum usage. Our storage fees seem to be below the normal cost of storage. Suggestion to raise the fees and use the money to help alleviate future RV storage overload. Motion by Reid Kinne & 2nd by Frank Smith to raise the fee for RV storage to \$40 a month or \$400 a year for all RV's including Pop-up and Tent Trailers. Approved.

Boat storage and trailer fees

The Board discussed boat & trailer storage at length. Even though we realize that there are many more boats being stored, it was felt by the Board that we don't need to charge for Member boat storage at this time. Motion by Doug Gibbs, 2nd by Frank Vertrees that all boat trailers to be tagged with a Mill Bay tag that includes the last name of the member. Approved.

Expansion of Storage Yard? (Doug Gibbs)

Doug shared a plan for the expansion and/or development of an additional RV storage in a 80' by 150' area when the need arises and/or a contingency plan to utilize a private storage facility in Manson.

Winter Park Closing Policy – Snow Removal (Board)

Much discussion on several issues regarding winter park policies. We would like to keep our member costs down and assure that we don't have any winter water line breaks. There is a concern that leaving the water lines on might create damage and extra costs. Motion by Reid Kinne, 2nd by Frank Vertrees that the park be officially closed between the end of October and the beginning of April (weather depending). Water and cable to be shut off for the winter

season. Power and sewer will still be available for members that want to use the park during the off season. Approved. Motion by Frank Smith, 2nd by Ron Johnson, in our effort to cut unnecessary costs, we should also eliminate the cost of snow removal. Approved.

Expanded Side Electrical Issues (Paul)

Paul identified a need to change out the Expanded side electrical main breakers from fuses to circuit breakers.

Overview of 2008 Camping Issues (Paul)

Host experiences – All good – Frankie and Bob are a great team

Pool maintenance – Pool looks great, Bob has done a fantastic job.

Bathhouse maintenance – New contractor doing Ok at twice a week. We will cut back to once week for the rest of the season.

Lawn mowing – Lawns look great thanks to Norm Beler (question arose about mowing twice a week)

Pruning, spring cleanup – In September, Doug Gibbs and Dick Swier will do some trimming with help from Mario and crew to do the big stuff.

Regular Side Rule Issues (Doug, Reid, & Dick)

Regular side Board members are reviewing some minor revisions in procedure as experienced by the Camp Host and member concerns.

Review of Annual Dues (Board)

Per contracted negotiations and judgment, next year (2009) our lease payment to Wapato Heritage will increase by \$5,000 to \$30,000. Discussion on the possibility of increasing the annual membership dues to accommodate the increase in our lease payment. Consensus of the Board is that we are still achieving our yearly park objectives within budget and that no increase is necessary at this time.

Future capital needs?

Our capital improvement needs are decreasing. A couple of items to look into are: Cost of building a permanent Bathroom facility at or near the pool? Purchase ten (10) more picnic tables and electrical issues.

Board Member 2009 Elections

Both Dick Swier & Frank Smith have expressed their intention to run for re-election to their Board positions. Election procedures for 2009 Board of Directors - Informational memo to be mailed out Sept/Oct with nomination information and Board 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 Secretary – Doug Gibbs – drgibbs40@aol.com by December 1st. Candidates to date are: Frank Smith (Expanded side) & Dick Swier (Regular side).

Meeting adjourned at 11:00 PM