



Mill Bay Members Association Board Meeting – 05/27/11 – 1:00 pm

Present: Dick Swier (President), Van Botts (Treasurer), Frank Smith, Frank Vertrees, Doug Gibbs (Secretary), Ron Johnson and Operations Manager Paul Grondal.

Current Financial Position

Projected 2011 income – There are some members that haven't paid their dues or assessment – Board will be following up with phone calls and potential forfeiture of membership notice if needed.

2011 projected operating cost – Income and expenses are about the same as last year except for the pool repair, tree pruning and sewer costs.

Note: The BIA/Tribe has now installed a alarm system on the sewer pumps that calls a cell phone for trouble or alarm. It was suggested that we send a note of thanks for their response to the sewage problem. Operations Manager Paul Grondal was asked to contact the news media and provide for a newspaper thank you article.

What Is Happening Re: park lease

Discussion regarding where we are at with attorney expenses. – Frank Smith stated that the big thrust is behind us. There should not be any huge expenses to us for the Wapato appeal. If that case fails, then there may be some attorney costs for our Quackenbush case which is still pending. We may have to continue the member legal assessments on a needs basis. We are still in hopes that "right will prevail".

Current status – There is a June negotiation meeting between Wapato Heritage and BIA/Tribe – We were not invited to participate, but we are represented by letter.

Park Project update

Irrigation system – Sewage repair process damaged the irrigation system blow-off – and is now repaired.

Electrical system improvements – Status of the proposal for new circuit breakers at expanded area? Dick Manske says it wouldn't be cost effective to change out the old fuses with circuit breakers. The breakers would still trip on heavy electrical use and eventually catastrophically fail. The best solution might be to separate the expanded area into two circuits.

Clubhouse steps – Discussion – The present steps and railing are dangerous. Jerry and Frank Smith will rebuild the steps and railing.

Swimming pool – new tile \$3,000 has been completed and looks great.

Dangerous tree branch removal \$2,500 – several widow makers were removed.

Transitional move from Park Manager to four (4) Caretaker positions

Mike Koehn and Dan Rice were asked to take on these new positions along with Bob & Frankie Fitzjarrald. Training is necessary. Paul will work with all four and will complete the park operations manual so that we can be able to understand the duties and responsibilities of the tasks at hand.

Concerns of Paul:

Personal Credit card process – will continue. Dan and Mike will be given cards.

Paul's Personal Lawn tractor – Motion by Gibbs, 2nd by Botts to purchase Frank Vertrees' mower for spreading weed and feed, spraying, misc, etc. – passed.

Tractor lubrication – Dan/Mike/Bob?? – Paul will train to assure maintenance continues.

Re-stripping the storage yard and keeping track of storage units – Equipment is in the shed – may need to purchase paint. Dan and Mike will monitor the storage yard.

Water meter reading – who will be responsible? – Believed that Dan will continue the readings.

Billing and Accounting: Paul to continue with B/A. Motion by Frank Vertrees, 2nd by Ron Johnson to pay \$500/mo stipend for bookkeeping and consulting for 2011.

Camp hosting & Pool Maintenance Caretakers

Discussion on mowing schedule – every 5 to 7 days a week (Bob to determine 5/7)

Good of the Order

Member question: Discussion of possibility of removing grass pads on Regular sites – Board decided not to do that at this time. Several members have expressed that they enjoy the grass pads. Concern was expressed that the removal of grass pads would lend itself to the possibility of doubling up on RV's in the same site which could cause electrical overloads similar to what we are experiencing in the Expanded sites and also sewer connections. It would also potentially block lake views from the 2nd row.

Suggestion from Frankie that we could reduce the frustration of keeping track of RV's in storage area if we were to go to designated spaces for the first 40-45 users. The price would continue to be \$400 a year (payable on January 1st) on a first come first served basis. Some transient storage could still be arranged down by the expanded area and/or members that only want monthly storage could store their RV's at the site next to the Manson Building Supply for about the same price. This suggestion was tabled and may be reviewed at a later time.

Annual Motion to continue with present board positions – President Swier, Secretary Gibbs and Treasurer Botts. Motion by Ron Johnson, 2nd by Frank Vertrees. Passed.

Meeting adjourned at 3:25 pm