

MILL BAY MEMBERS ASSOCIATION
BOARD MEETING - September 14, 2013 - 1.00 PM

Members present: Dick Swier, Doug Gibbs, Van Botts, Frank Vertrees, Ron Johnson, Paul Grondal,
Jerry Schwan, Bob Fitzgarrald, Dan Rice, Elaine Koehn & Mike Koehn

Caretaker/pool/lawn maintenance Dan, Jerry, Mike, Bob

- Solar heater effectiveness – (Mike) Installed correctly, but not enough – need one or two more at \$300+ each – Decision – Hold off until January when we have bill.
- Suggested pool supply purchases – Bob wants to continue to deal with Kadoodles, since they are convenient, knowledgeable and provide frequent water testing. The board had no objection.
- Mowing machine maintenance – (Bob) Ok, but is getting old – spent \$3k in repairs last year – discuss new mover next Spring.
- Boat buoy issues – One buoy per campsite.
- Boat registration progress – Most boat trailers are now tagged, but this is a work in progress.
- (Mike) – lost the antennae on clubhouse (lightening strike) – replaced – will need to upgrade the Expanded side internet service next year. Board to review estimate of improvement.
- Request \$500 budgeted for July 4th celebration - This amount is to include cost of ice cream.
- (Mike) requested blower attachment for combi-pruner. Paul has blower for sale – Paul will set a price and make a proposal to the Board.
- RV storage capacity – (Elaine) many boats left all year – making shortage of guest car parking an issue during peak park use. (Paul) says we need to open up more space near clubhouse. Board has discussed this in depth. Decision depends on favorable outcome regarding our Lease.

Camp host issues/suggestions Elaine

- Rowdy campers - only one – letter delivered to member and restitution for property damage.
- Camping rule awareness - how to improve – campfire trash, R & R. (need to make members aware of how to clean up their site before they leave) etc – Mike was directed by the Board to review and update the camper condensed instructions handout.
- Guest and Buy back restriction days for 2014 - Memorial Day 2014 (23, 24, 25) 4th of July (2, 3, 4, 5, 6).
- What constitutes a nuisance dog – when do we have the obligation to remove dangerous or constant barking dogs and/or their owners – Response to nuisance dogs will be made by camp host based on circumstances at the time.
- (Dan) Members are leaving circuit breakers on when they leave - when new campers arrive they stand the chance of shorting out our pedestal or their RV – solution may be to tag a notice to the panel. Decision was made by Board to post that information at each pedestal. Also each plastic picnic table will be posted with a sign prohibiting the use of bbq's on the table.

Electrical system improvements – Expanded Side Jerry, Vertrees, Ron

- Progress to date – Dick Manske is back in town. We have about 3 or 4 days left of work
- Future improvements – Dick Manske – Will look into – Possibility that the addition of a new insta heater & hot tub may have caused a potential overload.

Treasurer's report

- Our current cash position is \$115,000, which is similar to last year at this time. Although there was \$60,000 in legal expenses between this time last year and early 2013, happily there has been no legal expenses for the last 6 months, and little or none may continue to be the case for the foreseeable future. If that continues, our current financial position should be adequate going forward into 2014. Therefore, a legal special assessment is not currently required. If, however, our legal situation changes for the worse, the legal assessment decision

may need to be quickly revisited in 2014.

- Dues and fee collections have been much improved this year.

Secretary's Report Doug

- We have had 9 membership transfers since May 2013 and 112 transfers since we started managing the park in 2003 - Sales prices are from \$5,000 to \$9,000 depending on Regular/ Family memberships
- Doug suggested that the Board approve the transfer of a membership that was recently forfeited back to us which would provide us \$5,000-\$6,000 to help pay for the Expanded Electrical upgrade (\$10,000). Decision - not approved.

Good of the Order -

- Question from member - When members add devices (hot tubs, water heaters, etc) that create potential overload on our electrical supply system – are we still charging the Board approved surcharge as appropriate? Paul advised that we have not charged members in the past two years. Board instructed Paul to charge members for hot tub use that occurred during 2013 and continue in the future, Lack of charge for 2012 and 2013 was an oversight.
- Tree trimming – liability if windstorm damage? - Arborist has taken quick look and will provide cost projection for us at \$150 per hour (two people). Van advised that he would like us to stay under \$3,000 for the service. Board Approved.
- Question from member – When Expanded members have guest RV's (more than their approved two) are they required to pay the additional fee as per the Regular Side members? Dick and Doug stated that previously we have charged other Expanded members for their guests at \$15 if on the same site and \$30 if using separate clubhouse or regular campsite. The 9/4/09 Board minutes advised the following: **Visitor fees for Expanded side** - Expanded site visitor fees are \$30 a night with any hook-up and \$15 a night without sewer hook-up – The fee is to be paid to the camp host. If available, expanded member guests may (with camp host approval) use third row sites on the regular side at \$30/night.

Mill Bay lease status

- Due in January 2014 – lease goes to \$35,000 for the next 5 years.

Park preparation for winter Paul

- Water will be turned off approximately 3rd week of October. The crew will start the park wind down after first week of October.

Election of officers Dick

- Ballot process for Board members - Both Doug Gibbs and Frank Vertrees have expressed their intention to run for re-election to their Board positions. Ballots will be mailed or emailed to members with December Invoices.

Meeting adjourned at 2:15 PM