

## MILL BAY MEMBERS ASSOCIATION – BOARD MEETING – May 25, 2007

(Members present: Dick Swier, President, Doug Gibbs, Secretary, Reid Kinne, Treasurer,  
Board members Ron Johnson, Frank Smith & Frank Vertrees and Operations Manager Paul Grondal)

Motion to approve last meeting minutes - approved

### OPERATIONS MANAGER REPORT - Current 2007 expenditures and projected expenditures

Income and Expenditures are pretty much as expected for the 2007 season – (exception: pool repair \$2000 over budget and same with dock remodeling). There is still a need to install a pool light control or timer.

**Spring cleanup** – Crew did great job – we spent a little more than anticipated because of the wind storm debris.

**Electrical system repairs** – no bill in as yet. All work complete –

**Pool maintenance and repairs** – The company that we hired to repair, resurface and paint the pool did an excellent job. They advised us the pool was in great shape and should last us another 25 years, with re-painting every 5 or 6 years.

**Down lake dock reconstruction** – The cost was over our original estimate because of the adding of a graded decking. Once the docks were taken out of water and observed, it was apparent that additional restructuring and repairs were needed. Anticipated completion date is June 1<sup>st</sup> or 2<sup>nd</sup>.

**Road repairs** – We have decided to postpone the road repair because of excessive cost – two bids received were \$2,500 & \$3,700. It was agreed by the Board that we can live with the roads for a year or two.

**Fire rings** – 10 fire rings were purchased and installed, including one at swim area for public community campfires. It was determined that all sites that wanted a fire ring now have one.

**Picnic Tables** – Costco did not have the standard tables so we have purchased 5 round tables for campsite use and will ask members to evaluate the pro and cons of round tables.

**Recommendations for future projects** – Our park is in pretty good shape now with the completion of the pool and dock fixes and the repairs to the leaking watering systems. It doesn't appear that there are a lot of capital improvements necessary on the horizon other than perhaps updating a couple of tent and campsites.

### FINANCIAL STATUS - Treasurer and Operation Manager

Board requested Paul to send a report of aging accounts emailed twice yearly so that we can be aware of dues that are in arrears.

**Discussion regarding possible re-sale of additional membership(s)** – Not necessary at this time. We have approximately \$100,000 in reserve and except for one time capital improvement issues this year (repair of swimming pool and down lake dock), we are within budget and shouldn't need additional money for major capital improvements next year.

**Ice vending** – The Board reviewed the method that we now use for ice sales. It creates a cash flow that is a hassle and is difficult to reconcile and balance. After much discussion a motion was made to have the camp host purchase, sell and profit from ice sale at \$1.50 per bag. Approved – 5 for and 1 abstain.

## REMAINING PROJECTS 2007-2008

*Expanded member improvements in electrical delivery system* - It was agreed that we should hold off until the re-location of expanded sites occurs as a result of construction next door.

*Improvements in overflow sites* – Most of the overflow sites are in pretty good condition now. We have planted shade trees in front of #1, #2, #32, #34, #35 and #36 and overhauled the water, cable and electrical utilities at sites #34, #35 & #36. Some minor work will take place in 17 a, 33a, tent sites.

*Possible improvement in entrance gate* – On hold until landlords re-construct entry area.

*Repair sewer dump station* – It was decided that we won't do this at this time due to re-construction

*Need for additional boat anchors and buoys* – It appears that we have ample boat buoys. Board members Reid Kinne and Ron Johnson will be installing the wake buoys this week.

*Additional waterfront stabilization* – We have been working on bank stabilization in front of sites #8 - #17. Members have captured floating logs and have pushed them up against the bank with large boulders to hold in place. Paul Grondal advised that there may be some additional help in hand by the landlord to help secure the eroding banks (at their cost).

*Review of handout information to campers* – The handout is complete and has been given to camp host to hand out to all campers.

*Wireless internet* – Paul Grondal has been working on a park wide system that should get all campers unsecured wireless connection. Friday, May 25<sup>th</sup> a contractor will be here to add extenders to the system that should make the system work well for all.

*Three additional signs were requested* – (2) wrong way signs – and one with site number indication for sites #1001-1023 so the emergency vehicles and deliveries will know where the campsites are.

Operations Manager Paul Grondal demonstrated how the new operations manual works on the new Microsoft software "One Note". This system provides for an easy method for developing and maintaining a complete operational manual for the entire RV park. The manual was well received by the Board and applauded Paul for his hard work in putting the manual together. The Board secretary was approved to purchase "One note" software – for use with the operation manual.

**Meeting adjourned at 6:00 PM**