

**MILL BAY – Member Informational Meeting  
May 26, 2012 - 11:00 am**

President Swier opened the meeting by introducing the Board - Dick Swier, President, Frank Vertrees, Doug Gibbs, Secretary, Frank Smith, Ron Johnson & Van Botts, Treasurer

Memorial Day moment: All Veterans were asked to stand and be recognized to the applause of the members.

**Frankie** – camp host is retiring and is thrilled with the knowledge that she and Bob can start enjoying their new Expanded location #1002 – The Board has interviewed Mike & Elaine Koehn (existing Caretaker) and they have agreed to be “**co-camp hosts**” for the rest of this season. The transition will take place in the next few weeks. Frankie has agreed to be the occasional backup host as needed. Bob will continue to mow and maintain the pool. Frankie will become the first Activities Director.

Boat parking needs to be consolidated into the normal boat locations – on both sides of the tennis court and also perpendicular to the cemetery, because we have RV overflow areas that are needed – especially this weekend!!

**Recognition of volunteers** – Park looks good!! Many thanks go to Tom & Betty Tomasek, Dan Rice & Bonnie who volunteered their efforts and did a large amount of the work to prepare for the 2012 season. Also to Jerry Schwan for his work as well. Special thanks to Dan & Bonnie for the refreshed look at the clubhouse (newer TV, couch, pool balls, table tennis, games and NO COB WEBS! You can actually see out of the windows now).

**Budget and cash reserves – Van Botts**

Most of you have already received the budget guideline that was sent out with our February 10, 2012 minutes. We are in pretty good shape \$35,000 ahead of last year, but we had to pay \$17,000 for April 2012 legal services. Special assessments are still coming in from 2011 (just a few left). We have the potential for elevated legal fees in 2012. We are still running close to the vest and trying to save as much money as possible for the litigation process.

**2012 special assessment**

We have been putting the word out regarding the assessment for 2012 and what time of year to request it. Some people have expressed that they would like not to have it land so close to the holidays. Last year we sent assessment invoices out in September. We making the necessity for 2012 assessment public at this members informational meeting so that members can plan earlier in the year. Members could pay anytime, but the invoices would be sent out in September 2012 - Same as last year. \$250 for Regular side and \$500 for Expanded. Board approved.

- Board offer to Frank Smith – for his diligent legal work for the park - the Board hereby waives his dues and assessments until the park is closed in 2034. This is in lieu of fees for service for all his work on our behalf. Approved.

**Review of lease & legal issues – Frank Smith**

Frank Smith – This legal process is not cheap. Remember, you can all monitor all the documents to date, which are posted on our website. I think the judge came down hard on the parties and said that he wants to determine the case on history of the intent. In order to accomplish this, it is necessary for the discovery process. In this case, we (Mill Bay RV Resort) has not had an opportunity to fact find as yet. We need the opportunity to gather information on what people knew and when. So, Judge Quackenbush has provided us the opportunity to gather the facts through depositions and discover. Nobody disputes the fact that the intent was to renew the lease until 2034 - rather than talking about the manner in which it was accomplished. The question is one of who actually holds the lease.

Our legal team is in the process of establishing a schedule for accomplishing depositions and discovery. This will be given to the judge to approve the timeline in gathering information. Our Attorneys first step - Discover who actually owns or controls the lease. Legal costs will most likely be elevated for the next few months. We will work with Wapato Heritage LLC to defray some of the costs of depositions and discovery. It is still work in progress.

Jennifer Sherman – Questioned the use of volleyball in the pool and how the kids have to wait too long to swim. Much discussion ensued. History – the board monitored the use of the pool during peak hours over the 2010 & 2011 season. It was noticed that pool use by children didn't really start until after 9:30-10:00 AM – So the volleyball players picked the early hours to play volleyball so that they wouldn't affect the kids. Motion to assign volleyball to the following times: 8:30-10:00 AM on weekends and 9:00-11:30 AM on week days. Passed.

Heidi Neal – Brought up the question of why the water is turned off to the park in the Winter time. The Board has decided that the liability of a water leak during the Winter months is overwhelming. For that reason and the protection of our members as a whole, the water is shut off during the Winter months.

Bob Spanjer - Any chance of relaxing the rule “no parking or tenting on the grass areas”? No. the grass areas have irrigation watering systems.

A member (couldn't distinguish name) thanked all of the Board members and volunteers for their work in keeping our park beautiful and OPEN!

What time is the BBQ – 12:30  
Meeting Adjourned at 12:10 PM