

Mill Bay Board Meeting
September 6, 2014 - 9:00 AM

Board members present at the meeting: Van Botts, Dick Swier, Doug Gibbs, Paul Grondal, Ron Johnson, Frank Vertrees and Frank Smith by phone – other attendees: Dan Rice, Bob Fitzgarrald, Jerry Schwan, Mike & Elaine Koehn.

For personal reasons, Dick Swier decided to step down as President but stay on the Board. Motion by Frank Vertrees, second by Ron Johnson to appoint Van Botts as President/Treasurer. Passed.

Legal (Frank Smith)

Updated the board on the legal situation: Government (BIA) has until Sept 27th to complete the judges order to provide legal counseling for allottees. After that, we still don't know what steps the Judge will take or what the outcome will be.

Staff Reports – (Elaine, Bob, Dan & Mike)

Elaine (Camp Host) requested Board Approval for a change to the “buy back rule” - to limit to a total of 7 days buy back between July 1st – August 31 starting in 2015. Also, a ‘buy back’ can only occur after a member has completed a four (4) day stay. Motion by Swier second by Johnson – passed 5 for 1 against.

Elaine Koehn suggested that the Board increase the buy back fee in 2015. Much discussion followed. Motion by Johnson second by Vertrees to raise the fee from \$15 to \$30 per night . Passed 5 for 1 against.

The Board discussed raising the Guest fees as well. Motion by Botts – second by Swier to raise guest fees to \$35 per night on their own site - and \$20 if on the same site as host - Passed 5 for 1 against.

Use of the clubhouse – unfortunately, the clubhouse has been trashed, floors damaged, chairs broken, etc. Much discussion ensued. What can we do to stop damage? – It was decided to lock the clubhouse and have only two keys. The camp host will have a key, and one key will be with Bob & Frankie Fitzgarrald. If a member wants to use the club house, they must arrange to borrow the key and be responsible for any damage.

Elaine (Camp Host) brought up a concern about parking of boats and cars/trucks during peak times – and shouldn't we charge a minimal amount for storage? – Much discussion followed. Swier, Grondal and Botts expressed that expanding the storage regulation (boat fees) beyond RV's would be a administrative complication that would not be worth the limited monetary return. Discussion was tabled in hopes that the new storage area will resolve some of these issues.

Mike Koehn (Care Taker) reported on the status of the Extended side electrical – This coming week, Harris Electrical will be connecting the electrical line that has been laid.

Swimming float – needs repair – It was suggested that Jerry Schwan (Care Taker) could work on repairing the float. Cost - approximately (\$3,000-\$3,500). Paul Grondal agreed to look into an alternative float and report findings to the Board via email. Issue tabled.

Mike (Care Taker) explained the need for boat buoy and anchor repairs – we lost 2 buoys at the anchor ends during the windstorm – Mike would like permission to replace 4 buoys and chain. Motion by Gibbs Second by Botts to purchase necessary equipment. Passed.

In the interest of health and welfare of all Mill Bay members - a request was made to purchase (2) Automatic defibrillators (AED's) for the park – discussion followed. Ron Johnson to get prices and we will approve costs by email.

Wireless coverage – several suggestions have been made including adding longer pole on Expanded side, installing more access points, etc. – still working with company to improve WiFi.

Membership dues adjustment? - How large 10% = 15%?

Presently \$380.40 (Regular 10% = \$418.80 – 12% = \$426.05 - 15% = \$437.46)

Presently \$2254.20 (Extended 10% = \$2479.6 – 12% = \$2524.70– 15% = \$2592.33)

It was noted that we have not raised the dues in the eleven (11) years that we have managed the park. After discussion regarding the improvements that we would like to accomplish a Motion was made by Botts, second by Vertrees to raise the dues 10% rounded up to the nearest \$10. Regular side = \$420.00 and Expanded = \$2480.00. Passed (4 for and 2 against).

Bob & Dan (Care Takers) – Dog piles – it seems that some members are not cleaning up after their dogs. There are also other issues and/or park rules that are not being followed. The Board directed the Camp Host to provide a handout to “ALL MEMBERS” as they come into the park – identifying the top 10 violations of rules and also – at the bottom of the handout - remind members that violation of the rules can result in demerits that will could keep members from camping on front row water sites and/or non use of park facilities.

Jerry (Care Taker) advised – that with Board approval - we will be grading a new storage area next to the tennis court – clearing will be supervised by Jerry on an eight (8) hour day at a cost of no more than \$1,000.

Extended side RV guest procedures

Payment procedures for guest RV's - Who collects? Who enforces? It was decided by the Board that the Camp Host will collect the guest fees for the expanded RV guest area. The Board directed that two signs be installed next to the parking lot at site 1002 that state; “No Parking – Reserved for Guest RV's only – see Camp Host” and “No Boat parking” by the Board of Directors.

Visitor fees for Expanded side

Expanded site members are reminded that Guest RV's must pay fees (2015) at \$35 a night with any hook-up and \$20 a night without hook-up – The fee is to be collected by the camp host. If available, expanded member guests may (with camp host approval) use third row sites on the regular side at \$35/night.

Budget Review - Treasurer Van Botts

Our cash position is similar to this time last year, and continues to be at a minimum level compared to the years previous to the latest legal problems. A 10% dues increase along with the other fee increases will shore up our future financial condition, allow for capital improvements, and perhaps help to stave off future special assessments.

Meeting adjourned at 11:00 AM