

2014-2015 DHBA Budget Options to Members

OPTION 1 - No special assessment

We can do:

Capital Improvements/major repairs:

1) Laundry room/extra toilet room (in progress) \$7500

- Complete redo due to leaky pipes in laundry, cabin 3 ceilings and walls
- Get new washer and dryer; replace ancient water heater with tank-less water heater
- Replace cabinets, vinyl floor, entry door, laundry sink, counter, toilet and all plumbing

2) Boat anchorage-#3 replaced (from rope to chain + compliant buoy (upgrade to protect Strait Shooter and make all anchorage items Coast Guard compliant) \$1,800.

- Remaining 7 buoys/anchorage continue using rope, non-compliant buoy

3) Boat - Repair part of radar system - \$1100

Without special assessment we can not do:

- Dredging or dredging permits. Lagoon will continue to close. Delay puts us at risk of not able to get new permit and of losing lagoon opening.

- Cabin 8 bathroom remodel (just replace broken toilet; ignore broken flooring, rusted heater, damaged cabinet, etc. until next year)

- Cabin 1 flooring or any other capital improvements or major repairs (temp fixes only).

Note: we need new roofs on cabin 2 (est \$20K) and cabin 8 (est \$24K) between now and 2017, besides \$25K this or next year for dredging permits and dredging itself. Desire is to assess for permits/dredging this year 2015; one roof 2016; one roof 2017 so we don't have to assess for two or three major items (\$69,000) in one year. Zero assessment this year means much bigger assessment in follow-on years plus other risks associated with delaying dredging permits/work.

OPTION 2 - \$625 Special assessment:

We can do the Option 1 items above plus:

1) 10 yr. Dredging permit: Estimate \$20,000

- Must do – prior permit ended and window to renew closing; lagoon opening silting up.
- Prior permit \$27,000 but we already have some documents.

2) Lagoon Dredging--\$5,000

- If dredging permit is obtained before dredging window is over, will need to dredge in 2015.

3) Cabin 8 - complete bathroom remodel; new plumbing entire cabin \$6,500

(Need feedback from members regarding countertop options)

OPTION 3 - \$800 Special Assessment

(provides extra funds plus removes negative cash flow issues so we can do more capital improvements during winter vs. wait until after prime time)

We can do Options 1 and 2 items above, plus:

1) Boat anchorage – two (2) additional anchorages changed from rope to chain & new buoys to make safer and Coast Guard compliant) \$3,600 total

(Remaining 5 to be done in 2015 and 2016)

2) Cabin 1 - replace flooring entire 1st floor including bedrooms \$9,200

- Add blinds in living/dining room windows \$800

3) Member storage shed (2) freezers total \$1000

Replace with smaller, more energy-efficient units (buy caretakers' now; buy members' in May when member freezer turned back on for prime time (reminder – per members' vote, member freezer is unplugged Oct of each year and all contents tossed.)

4) Outdoor propane crab cooking and fish cleaning station - \$400

5) Cabin 8-\$1300

- Replace broken stove/oven with glass flat top unit

- Put in small, opening/screened window in master bedroom instead of replacing custom made slider screen (that keeps breaking)

6) Cabin 3 - fix damaged master bedroom and tv room walls & sliding doors \$2,000 allowance

7) Wood shed and storage for new log splitter \$400

8) Docks, dinghy—estimated \$300

- replace leaking dinghy used by general membership with other used but functional dinghy if one becomes available (oars only)

Note to Members:

The setting of priorities is based on information we have at this time. Dick has been great at detecting and repairing plumbing, window and roofing problems that have cropped up, with potential for extensive cabin damage.

We will try our best to get the long standing projects completed, such as the flooring in cabin 1, knowing of course that any problems that occur that would be damaging to the cabins or property will be given higher priority on the list.

FUTURE PROJECTS

Cabin 4—remodel bathroom & replace entire cabin plumbing est. \$8800 (w/tax & labor)
(currently has soft floor/wall issue behind toilet...)

Water pipe replacement

-Underground water pipe replacement when/if Opalco replaces electric line

Cabin 1—estimate \$1500

-Replace old loft carpeting with new outdoor style carpet—estimate \$1500

Cabin 2

-Replace wood stove and chimney pipe est. \$4,400

-Replace beam in kitchen to avoid head bonk

Cabin 2 - New roof within 2015, 2016 or 2017 timeframe - estimate \$20,000
(It is hoped roof can last until 2017 but temp patches might be needed before then.)

Cabin 4

-Raise chimney 4 feet to meet code est \$1,200

-Add high window to master bedroom and living room est. \$2000

Cabin 5—capital improvements—estimate \$7700 (with tax)

-Replace sliders

-Replace 8 single pane windows due to leaks (can caulk as temp fix for a year plus)

-Replace siding front of cabin

Cabin 7

-Bigger refrigerator

Cabin 8

-New roof within 2015, 2016 or 2017 timeframe - estimate \$24,000

(It is expected roof can last until at least 2016 but temp patches might be needed before then.)

OPERATING EXPENSES

Septic Tanks—4 pumped 9/2014

-If drain fields fail at cabins 1 and 2, there is no room for recovery—we lose the field

-Cabins 1 and 3 will likely need to be done annually due to high usage—all tanks inspected annually and pumped when needed.

Fall 2014, 4 tanks pumped. Spring 2015 pump other 4 - \$3100 (\$900 transport of 2 pump trucks & \$2200 pumping and labor cost

Boat \$1200 for each maintenance

- 200 hour maintenance every 6 months (Spring & Fall)

WORK LIST/REPAIR MAINTENENCE

Cabin 1

- Replace broken bathroom mirror
- Fix outlets in loft
- Secure paneling master bedroom
- Plane master, master closet and bathroom doors so they close properly
- Finish trim in bathroom, loft
- Replace pantry door
- Replace kitchen side counter with wood that can be cleaned/maintained \$150

Cabin 2

- 3 new baseboard heaters
- Fix/finish flooring in front of heater
- Fix front outlet left of slider
- Replace top two outside stairs

Cabin 3

- Replace broken light/fan above dining room

Cabin 4

- Secure baseboard in bathroom
- 2nd bench for kitchen table
- New screen for master bedroom
- Build woodshed NW side to house wood splitter

Cabin 5

- Redo gutters
- New electrical and piping for water heater

Cabin 6

- Stain/seal the new wood in bathroom ceiling to protect from shower water-priority**
- 2 fixed panels on front sliders have broken seals (check warranty)
- Middle front window leaking, needs to be caulked to preserve another year or 2
- Replace rotted boards on deck
- Secure baseboard west wall outside 2nd bedroom
- Finish trim in bathroom-priority
- Contact paper on kitchen pantry shelves

Cabin 7

- Secure deck stairs

Cabin 8

- Replace wall heater in living room
- Finish railing off of master bedroom outside stairs

Pirate Ship

- Reinforce hatch cover bolts
- Reinforce railings, rope ladder; repair exposed nails, other safety items as needed; perform frequent examinations for safety issues of ship and carousel

Tennis Court

- Repair crack/dip in court

Septic Tanks

- Inspect annually