

Decatur Meeting
January 29, 2015

Attending

Dick and Char Donovan, Kathleen Kelley, Nancy Stevens, Barb Loners, Stephanie Murphy, Wanda Garfield, Molly Rothwell, Catherine Peng

Dick and Char Updates –

Things going pretty good! The high tide with water under cabins was a little scary!
ACTION ITEM -Char wants a care package to put up at the top of the hill with emergency goods – blankets water – first aid kit – flashlight - batteries. Big secure Rubbermaid bin. Up on the head! Not tennis courts just incase of being trapped. Checked yearly. Good working relation between Kathleen and Char re finances. Kathleen found a way to upload banking using Char’s device and saving a physical trip to bank.

Vacation dates

Dick and Char request – April 17 – May 2

Work Weekend

May 15th, 16th 17th 2015

ACTION ITEM – Molly will alert membership of Work Weekend Dates

Maintenance and repair update –

Cabin 1

Bathroom mirror replacement is purchased **still needs installation**. Finish trim completed in bathroom.

ACTION ITEM - Dick

Floor replacement planned for March 2015. Cabin 1 shut down. Tear out carpet. Plywood and moisture barrier secured prior to wood floors in place. All door frames will be taken down and trimmed to fit flooring. New Atrium shades up after construction complete. New heaters will depend on budget.

Cabin 2

If timing/finances work will re-do floors at the same time as Cabin 1. Cabin 2 New baseboard heaters on hold (part of other order). In interim replaced “hole” in wood flooring with tile until floor replaced.

Cabin 3

Waiting on cabin 3 upgrades and repairs during prime time when it is impossible to work on member cabins.

Laundry room

Major construction completed including all new gas piping for two gas dryers. All plumbing completed and water pressure is very good.

ACTION ITEM – Dick -needs to finish minor trim work.

Freezer –

New energy efficient caretaker freezer purchased and in place in storage locker. Old caretaker freezer removed (thank you Kathleen and Chuck!)

ACTION ITEM –Member freezer replacement – probably will occur in May.

Cabin 4

ACTION ITEM - Dick

Secure baseboard in bathroom. Nothing structural to secure it to. Right now temporize secure with steel wool and duct tape.

Wood Shed

ACTION ITEM – Dick needs assistance to complete

Wood shed by cabin 4 will house Log Splitter and protect cut wood

Cabin 5 –

ACTION ITEM – Dick

Water Heater needs attention. Caulking on windows again to temporize now....

Cabin 6

Dick has replaced all rotting boards on deck except 2. Stain seal new wood. Stain seal new wood in bathroom.

ACTION ITEM - Shelving so oily new wallpaper won't stick. Needs new shelf. (Is this bathroom or kitchen?)

Cabin 7

Old small fridge removed and new bigger fridge in place. Dick replaced Cabin 7's water heater.

ACTION ITEM - Deck still needs replaced.

Cabin 8

Bathroom remodel completed. Including new tub and heated floors. Now three energy efficient heaters in cabin with a central heat control switch!

ACTION ITEMS – parts ordered to repair stove for bottom drawer repair. Reseal tile counter top in kitchen. Stairs outside master bedroom need securing.

Strait Shooter –

Boat radar repaired.

Antifreeze coolant leak. ACTION ITEM - Cap Sante (Volvo certified) will fix weekend of Feb 2-4 at a cost of \$1,200.00

Pirate ship

ACTION ITEM -

Unsafe and falling apart. Needs to be a priority at Work Weekend for Members. Char will locate and place sign - "At your own risk". Some members have spoken interest in helping repair ship. (Do we know who these members are?)

Tennis Court

Alders help prevent erosion. Alders will stay at this time. Storage Shed next to court.

ACTION ITEM - Dick needs help to put in dry wall shelving and insulation. Have material needs help and time.

Alpaco.

Underground water pipe replacement. This re-routing of lines will probably not occur for a couple of years.

Dredging

This year "sneaking" Strait Shooter into Lagoon during storms. Boat was taken to marina for big storm for safety.

Long process – for example Orcas Island is up to 3 years in their permitting process. Continued conversation with membership.

Fall cleaning – done?

ACTION ITEM – Carpets still need cleaning as do windows.

Carpets still need cleaning. Windows need cleaning.

Devil in the Details

Cabins still not clean right after members leave. Concern is left over food and rodents.

Leaving heaters on in cabins when vacant.

Multiple trips to mainland for various needed items.

ACTION ITEMS – CONSIDERATIONS DISCUSSION-

Perhaps limit trips to mainland? 3 times/week? Is this micromanaging? Jobs merging for Dick and Char no difference between caretaker duties vs extra projects. So much going on perhaps we should focus on the headlines of Spring Clean to emphasize. If cleaning is too much maybe look to John and Bruce? Char has been adamant she wants to clean.

Char's confidence has increased tremendously. Going to be a good year. As Dick and Char become more secure we can pick and choose how to move forward by pointing out those specific jobs that must be attended to prior to prime time.

Calendar specific to Char helping organize the week.

BOT officers –

Treasurer – Kathleen Kelley

Secretary – Catherine Peng

President – Molly Rothwell

Reservations – Wanda Garfield

Vice President – Nancy Steven's (dredging queen)

Long Range Planning - Barb Loners

Special projects – facilities - boats Buoys Docks – Stephanie Murphy

Complaint from member regarding adult children not fully addressed.

ACTION ITEM - BOT meeting designated for this issue. Will discuss upcoming reservations including wanting names of members or adult children requesting prime time. Data over summer will be compiled by Barb Loners

Review draft of share selling – see attached. (Copy brought by KK)

DISCUSSION - members without a spouse with children who are aging.

Kisker's purchased share. Not a transfer. Children are not part of a martial community. Different if one spouse dies.

Method for determining transfer fee when shares are:

(a) given as gifts,

(b) inherited, or

(c) sold to another person for a price which is below fair market value

In this situation the transfer fee paid to DHBA would be 5% of the selling price of the most recently sold share. If there have been no shares sold in the previous 2 years, then fair market value will be determined according to the previous year's state property tax assessment. For example, if, for state income tax purposes, DHBA properties are valued at \$4 million in the year previous to the current share transfer, then fair market value for each membership would be \$100,000 and the transfer fee paid DHBA would be \$5,000.

Next meeting – February 19th Thursday at home of Barb Loners –

10003 Richwood Ave NW Seattle 98177 206- 783-0642

Meeting adjourn 2145

Respectfully submitted

Catherine Peng

Secretary