January 30th 2017 Decatur Head Beach Association Board Meeting held at the Bellevue Library:

In attendance:

Bryce Kisker – President

Nancy Stevens- Vice President

Kathleen Kelly- Treasurer

Duke Campbell

Stephanie Murphy

Tim Coulter -Secretary

The meeting started at 7:00PM ending at 9:00PM.

Bryce Kisker started the meeting with a discussion regarding Insurance issues.

* A new insurance broker shopped the boat coverage and saved us $6,500, reducing the cost from $8,497 to $2,469
* Adding Handyman insurance for Seth was discussed. Cost of $1,300 a year covers workmanship issues that result in damages to the cabins that Seth has worked on: i.e. –would cover roof leak damage due to faulty repairs by Seth. Bryce is looking into deductible and clarification of benefits and will report back to board.
* Research on square footage of cabins coupled with an estimate of per square foot replacement costs will be done in order to assess real cost to rebuild in the event of a major catastrophe. Are we adequately covered for the replacement of cabins in the event of a disaster? Appraiser and/or builder in the area will be contacted for estimates on per square footage costs to rebuild.
* Tim Coulter was designated Secretary of the Association

Duke Campbell discussed the results of the membership task force’s recommendation on revising the reservation draw system: (See attached recommendations and a list of members on the committee)

* After much discussion on the recommendations it was decided to refer the changes to the standing reservation committee for their feedback on the impact and implementation of the recommendations.
* An adult child currently holds a power of attorney for a shareholder who can no longer use DHBA until the shares are transferred or sold. The task force is recommending the holder of the power of attorney be able to use DHBA until the shares are transferred or sold. The task force also proposed allowing a shareholder to transfer their shares to an adult child and still use the DHBA facilities during non-prime time for 5 years. The task force believes this might be a mechanism to get shares moving to adult children sooner. The board had no objection to the recommendations. However, Bryce indicated that both of these changes would require a bylaw change and need to be voted on by the entire membership.

Sale of Shares:

* Several ownership shares have been on the market for a significant period of time. Consequently, the board president has proposed to look into ways to enhance the properties exposure to the marketplace by the following ways:

1) Refresh and enhance the DHBA website with video and graphics that best represent the property

2) Due to changing demographics, there is a need to look into other digital ways to put the message out that we have available ownership shares to sell

3) Look into the option of listing of the properties with a local Decatur Windermere agent who knows the properties and how we operate

A Boat presentation on alternatives to the Strait Shooter was presented by Duke Campbell:

* Various new boat options and their costs to implement were presented to the board.
* It was recommended by Duke Campbell and Jon Claus to continue operating the Strait Shooter for another year to see if changes made in its maintenance, coupled with the discontinued pickups at Washington Park, would reduce the maintenance costs to operate.

Oyster seeding of lagoon:

* Nancy Stevens was given the go ahead to have her sources seed the lagoon with the smaller native Olympia oysters. Goal is to improve the health of the lagoon and not provide an edible oyster for the membership.

Cabin 4 Bathroom

* Eliminating the separate toilet room and just doing a refresh / remodel in the current footprint due to complexity of making the change was decided upon. This decision needs to be communicated to the membership.

Lagoon Dredging:

* Tim Coulter has agreed to take over the lagoon dredging project from Nancy Stevens, due to her remaining short time left on the board. The process may take several years.