

DHBA BOT meeting 02/18/19 via conference call

Attending: Bryce Kisker, Duke Campbell, Stephanie Murphy, Tim Coulter, Chris White, Kerri Donovan

Bryce: The Head has taken a beating with the last 2 weeks of high winds, tides and snow. Anita said there were 7ft waves out of the north. (Anita has send photos of high water showing water under cabin 4, and the dock getting pounded.) Cabin 5 has some broken pipes. There was an electrical issue under the storage shed ramp that Seth needed to fix by removing some of the ramp. The pick-up truck door was tweaked in the high wind when Seth was getting in or out of the truck; needs to be fixed.

Bryce noted that with lots of new members eager to use the property we need to be prepared for Primetime.

OPALCO will be doing work in trade for use of a couple of the cabins. The cabin use/work will be done over two consecutive weeks between March 25th and April 10th. The work involves the trenching of power and water lines out across the spit.

Tim: Added that the fishing season for ling cod and shrimp begins May 1st would like to see as much work done –including OPALCO to be ready for the early fishing seasons. It sounded as if that will be the case.

Tim presented his Budget Report: Strong use fees from Nov-Dec helped the bottom line, septic take pump outs were more due to an extra tanks being pumped, and boat maintenance was more than expected. Anita has been refurbishing the cabins and has been able to keep the costs well below budget.

Some Annual Assessments have not been paid as yet by members, but was not concerned about that. The group noted that members need to be paid in full to bid for Primetime.

Dredge update: The maintenance dredge was approved and the Hydraulic Permit issued. A pickleweed mitigation plan is being required prior to the Corp of Engineers issuing the permit. Also, a forage fish egg survey will be required prior to each dredge. The biologists that will perform the survey will be looking for sandlance, surf smelt and herring eggs. If found during the survey, we will then need to mitigate for that during the dredge.

It appears that a Cultural Report (search for Native American artifacts) may be waved but Tim is still waiting on the final word on that.

Tim has documented his conversations with people he has spoken to about the lagoon who have told him off the record that they do not think the lagoon will ever close up naturally. It is thought that with the future costs of dredging, and the new boat that can be trailered into winter storage, the Head may eventually not need to dredge in the future, due to costs. It was

noted that if George Lamb were not involved and the Head used outside contractors, the costs would be significantly more and potentially prohibitive.
See Attachment.

Tim noted that in October's meeting Chris White, was nominated replace Molly Rothwell as Secretary for the DBOT and a motion by Bryce was made to formally add Chris. It was seconded and Chris is now the DBOT Secretary. He will need to meet with Tim to get signature power with the bank to sign and submit meeting minutes to the bank and go over other details of the position.

Stephanie: Maintenance/Work report. Stephanie went through her spreadsheet on what has been accomplished and how Seth and Anita are doing with the storm damage. The only major item left to do for the year will be Cabin 4's new roof that will happen after Primetime 2019. It was mentioned that some of the skiffs that were not tied down during the big winds in early February were blown into the lagoon. Seth has retrieved and secured them.
See Attachment.

Kerri: Kerri had sent to the DBOT a lawyers review if the revised Sales Certificate to be used for future sales and asked if there were any comments; there were none. There are no longer any conflicts within the new Sales Certificate. The Board members will take one last look and comment if needed.

Kerri will send out a letter for Primetime reservations by March 8th and bidding will be due about April 3rd or 4th. She will decide on who the volunteers will be for the process of bidding. Again, members need to be current with payments and assessments prior to bidding.

Bryce noted that with so many new members, they might need some extra help in bidding strategy. She and Bryce have volunteered to field a group call for those members who would like to review how the process works. The call would happen sometime during the week of March 8th-TBD.

Duke: In the past, only one new membership would sell during any given year, and sometimes, not that frequently. So the question is now, do we need a new member welcome committee? Or, what would the best way to initiate new members? His outline for the board to comment is below:

- Task Force to develop Welcome Committee Scope/Duties/Responsibilities
 - 4-6 task force members
 - 2-3 hour initial meeting
 - Goal- explore/confirm/detail new member welcome/orientation
- Areas to address
 - Standing Committee or BOT Liaison
 - Volunteer members as "mentors" or "guides"
 - Period of interaction (how long does the new member status last?)
 - Welcome "package" or "kit"

- Organize various guidelines/policies into reference for reservations, use of Decatur Head, etc.)
- Other?

Because all memberships are sold and no more are currently for sale, one question is, is it worthwhile to form a committee, or is it better to initiate new members via a mentor appointment?

Chris: Noted that there is a lot of description about the cabins and use of the buildings and caretaker responsibilities, but that there were more questions about what is and is not allowed on the greater property: camping/sleep-outs, trails and clearing the overgrown trail around the property, and work projects that families could do to help the Head and caretakers. It would be nice to have some guidelines as to what is and is not allowed.

Bryce for Jon (not in attendance): Skyline dock slip: there is no better alternative than the slip we had last year. Anita needs to secure the same slip or another as soon as possible. The issue is the size of our boat, and the commercial nature of the boats use that makes a closer slip unlikely.

Attachments:

Decatur Head Lagoon Status and Expectations for Continued Water Flow- Tim Colter
Completed Maintenance Jan-Feb 2019- Stephanie Murphy

Signed
Chris White, Secretary - DHBA Board of Trustees

Date: