

DHBA BOT meeting 07/09 2019 via conference call

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

Bryce: Meeting Agenda:

1. Approval of the previous DHBA BOT meeting notes from Feb 18th, 2019. Further, we can approve the meeting notes going forward via email so there is not such a lag in time before getting the notes out to the members.
2. Selling documents status to be reviewed.
3. Two adjacent properties to Decatur Head property will be for sale. The two owners approached us to see if we are interested in buying them.
4. Treasury report, maintenance report, boats and other items

Bryce: No real news (is good news!) or anything to report from the caretakers. The water line and electric lines are now installed. The boring machine struggled and more of the line was trenched than anticipated, but did not result in any cost over runs for the Head. The water line has passed a pressure test and is ready for hook up to individual cabins whenever we are ready to tackle making the final connections.

In talking to Anita, the improvement projects done in the fall and completed before the ramp up to primetime helped make the work load better for the caretakers.

Tim:

Budget Report: We have adequate funds in the bank to make it through summer just fine. There was an audit on the insurance. Handyman insurance was audited and is now \$950/yr, (down a bit from previous years). The wind damage to the truck was \$800. Licenses for the Ford and trailer were questioned because others on Decatur do not license their vehicles. It was mentioned that if the truck and trailer need to get to the mainland for service, we should maintain the license and registrations.

The boat fees (income) were low for May. We are now on track with usage and fee income going forward. Tim's not seen a gas bill for the boat for June. Bryce asked if the budget was on target, and Tim said that we are and that the caretakers are doing a good job keeping expenses down.

Dredge update: Nothing to report. We still pay a consultant to track the Corps of Engineers who continue to review the project.

Stephanie: Maintenance/Work report. The shed roof is done. The next one to be finished will be Cabin #4 this fall. Upgrades have been done to cabin #1, #2, #5. Maintenance work being done now is firewood.

Kerri: Selling procedures are complete and need final review from the Board. The new procedures were prompted by the previous multiple ways to transfer shares that contradicted the bylaws and were confusing. We want a clean, easy way for members to sell. Now that some members have sold shares with realtors, there will be one clear way to make the transaction for everyone.

The share sales may be confidential if the buyer wishes. If members want to know what shares are selling for, Bryce noted the board can average the last 3 shares sales for reference. If a share is sold through a realtor, that sale would be recorded and made public as any other real-estate transaction.

Action item: The board is to review the sales documents and respond within a weeks' time. (By July 15th, 2019).

Jon: Regarding the boats and dock: Last winter was tough on the dock and boats tied to the shore. Should we take the dock out of the water completely to protect it and save on maintenance? This should be an item for the Board Retreat and annual meeting. Essentially, if the boat is on its trailer, there is not much need for the dock December-April. The last few winters have been hard and costly on the dock.

The rowboats/skiffs could be tied down to the dock if it's laid up on shore and be better protected as well as last year's high water and wind floated some of the boats. Erosion has taken some of the beach where the boats are tied and the sterns of some are in the water at high tide.

The mooring buoys have been inspected and the dock looks good now. There is a new 14ft aluminum dingy for Seth and 2 fiberglass dinghies for members to use.

The Straight Ahead is working well. Duke offered to do a usage/income comparison with the Straight Shooter that we can show to the membership.

There was discussion of boat usage and being more competitive with the private ferry services. \$100/trip for two is more expensive than calling the Island Express. However, we are not allowed by the Coast Guard to make money in transport, hence the flat fee. We are essentially trying to recoup our operating costs. It's not possible to charge a "per person" rate or fee. Topic to be discussed further in September's retreat.

Duke: Item from last meeting was whether or not to jack up the cabins that are at risk of water or storm damage. There could be electrical or structural hazards coming in the long term. Tim mentioned that we should document the high water with a pole or marker either on the cabins

themselves or the flag pole. Duke said he would talk to Seth about ideas of how best to accomplish this. Tim suggested that we document the time, date, barometric pressure and wind when recording as they all effect the level of high water. The goal would be to develop some data and tracking to inform us as to how and when to act in the future. Tim reminded us that Cabin #1 already has a large log anchored in front for storm protection.

Bryce: Adjacent properties for sale: Bryce noted that there are the two adjacent properties west of us on Davis Bay that have both approached the Head in courtesy or hope that we would purchase their property. Why are they selling? Are there any issues with the property that we should know about? How would this effect the DH membership? What would this add to the caretaker's workload? How would we finance the purchase?

In the end, Bryce summed up that we need to do what's right for the membership and that exploring the opportunity is prudent if we are to take the option to the members.

Tim noted that he was concerned about the beach and weather in front of the properties and that a consultation or report from a geologist would be in order along with any inspections that would be done if we were to move forward.

Attachments:

None

Date:

Chris White, Secretary - DHBA Board of Trustees