**Decatur Head Beach Association**

**BOT Meeting**

**Monday- Oct.10, 2022**

**7pm via zoom**

**Attendance:**

**President-** John Mannetti

**Vice President, Reservations/DHBA Policy -** Jeff Garfield

**Secretary, Cabin Standards-** Sharon Schell

**Treasurer-** Cabin 4 Committee & Environmental Committee- Chris White

**Special Projects/Dock, Cabin 4 -** William del Valle

**Buoys/Dock-** Kelly Price (unable to attend)

**Facilities/Maintenance** Richard Mesher

John and stated the meeting goal is to follow up on the following open items from the Sept. 24-26th retreat weekend:

* Cabin 4 Budget
* Dock Options
* Cabin lighting upgrades
* Environmental Committee

**Budget Updates** Chris reported that Anita has updated the 2021-22 ending fiscal report. It is now showing a final balance of -$10, 726 (attached) An updated 2022-23 budget was also presented and reviewed. It is anticipated that the increase of $25 in monthly dues in 2022-23 will offset the revenue needed to increase caretaker compensation package.

John reported that he and Rich spoke with Seth and Anita following the retreat. They communicated the BOT’s desire to increase their 2022-23 compensation by $5,000 (IRA fund contribution). The news was well received.

BOT discussed the best way to make this compensation contribution on a regular basis while minimizing tax implications. Chris will contact DHBA member Terry White, CPA for her advice. He agreed to update Anita prior to the Annual Membership Meeting. Chris agreed to be prepared to walk membership through the budgetary process and rationale for increasing caretaker compensation package.

**Cabin 4** Will met with caretakers to update the budget and noted they are amazingly willing to participate in reducing costs by adding their labor.He reviewed the budget for the remodel and stated the bottom line is an $82,000 estimate (attached). The plans were also reviewed and Will pointed out the columns needed to support for the slider entrance doors. During the annual meeting he will walk the membership through the story of how we got here, the estimated cost and the timeline.

**Dock Options** Kelly was unable to attend but submitted the following research results.

The permitting consultant I was hoping could initially help us does not permit docks in salt water, and he referred me to someone else.  The person I was referred to lives on Bainbridge but also does not permit in salt water, and she referred me to someone else.  I reviewed the website for this group, and they look legit but I have not had a chance to call them just yet.  I also traded messages with an installer but we have not connected yet.

All that being said, I have been able to confirm a few things.

First, we could replace the existing dock with new floats of the same dimensions.  These would need to be built to the current standards. Due to the size of these floats, this would be a fairly spendy operation as much of the materials would be custom sizes and each float would be heavy and need some type of custom transportation system.  The anchoring system would have to be redone to current standards as well.  We would have to apply for a permit, and the process would take some time but it is likely achievable.  This might be a good option.  I do not have an idea of the costs yet.  The pros of this approach would be a dock system that is equivalent to what we have and likely set to last for decades.  The cons would be the overall cost of this system without and increased access and the very real possibility that we would still be forced to store the dock in the winter.  A further con would be the continued environmental impact on the shoreline (although it would be somewhat improved from the current condition given new decking requirements).

The second option is a replacement with a code-compliant dock system.  The would be a fixed pier system with a ramp down to a float.  There are overall width and total SF limitations.  I have been provided with different overall SF #’s, so this is something that needs more review along with everything else.  I know the width of the fixed pier walkway and ramp is limited to 4’ and the width of a float is likely 6’.  I know this sounds narrow, but it’s actually pretty standard.  The pier system would have railings, and the float would not.  This entire system would be built off-site and barged in with a boat that also drives the piles.  We would not need many piles.  One of the cost drivers of a system like this is the type of geology that allows the files to be driven without any type of drilling in advance.  This installation would likely be a several-day process but not overly extensive.  It is also likely that the dock could be extended by a fair number of feet out beyond where it is today but again, this would need to be confirmed with the SF limits.  Lots of pros/cons here as well.  With this type of dock the permitting process is more extensive and would require a shoreline master use permit and a SEPA checklist.  Both require some reports on the shore, habitat, etc.  The permit would likely be attainable in the end.  I do not know the time or cost but have looked at both the application and checklist and although they are extensive, there is nothing out of the ordinary.

As another reference point I am looking to get the contact of the permit specialist we utilized for the dredging permit.  So if anyone has that please send my way.

Lots more work to do here.  If I had to guess right now, both dock solutions would cost about the same in the end and be right around $100k all-in.  Not sure if that includes tax or not!

We could probably be in a position to install a new section to the existing dock sometime next year and if we replace the dock it’s a 2024 undertaking (but again a very quick install).

**Environmental Committee** Chris reported that Nancy is still interested in continuing the work of the committee. The committee has been involved in control and removal of noxious weeds on the Head. It was determined that utilizing the DHBA member newsletter would be a vehicle that could be used to communicate the work and focus of this committee.

Discussion followed totaling the amount needed to implement proposed capital projects and how to present financing options to the membership:

**Cabin 4** Estimate of $82K needed. Remodel will require ½-1/3 of the estimated $82K budget in 2022-23 to order and purchase supplies in preparation to start. Remodel scheduled to begin in September 2023.

**Funding:** It was determined that DHBA membership haa previously approved the use of boat sale proceeds to fund the remodel. An up/down vote needed.

**It was determined that 2022-23 funding for the following three capital projects will be combined into a single $500 assessment request ($20K total). Member surveys indicate these are high priority items.**

* **Wood Stove Install** $8K/unit (estimate secured by Anita from Craft Stove) **Deliverables:** wood burning insert/installation/permitting. Installed either 8 or 1. Cabin 4 remodel will also include a wood burning unit, the cost is covered in the remodel total. *Rich to present the project to membership.*
* **Cabin lighting plan and implementation** $7,500 **Deliverables:** survey of interior and exterior lighting for 7 cabins, master plan that addresses current functionality and aesthetic concerns, fixture specifications, product recommendations cord management. Wholesale pricing will be secured for fixtures. Implementation of new fixtures for 2 cabins (4 & 1). *Sharon to present this project to membership.*
* **Dock Consultant** $4,500 estimated **Deliverable:** an indepth study showing replacement options/costs/timeline to address aging dock. *Kelly to present project to membership.*

**Recap of agenda for Annual Membership Meeting**

John will create membership voting questions. Each board member that is responsible to speak during the meeting is asked to submit a key points document to John by the middle of next week.

#1 Introduce and set the stage. Review accomplishments and challenges.

#2 Cabin 4 Project review/timeline. Up/down vote request to allocate boat sale funds. Will

#3 3- capital projects (heating, lighting, dock consult fees, as described) bundled into a single $500 2022=23 assessment request.

Rich to review maintenance 22-23 priorities.

**Meeting Adjourned**

**Submitted by Secretary Sharon Schell 11/9/22**

**Next Meeting: Annual Membership Meeing 10/25/22**