

Eagle Bend Yacht Harbor & Boat Slip Owners Association

PO BOX 463 Bigfork, Mt 59911 257-7631

2016 ANNUAL MEMBERSHIP MEETING

Saturday June 18, 2015 10:00 A.M.

EAGLE BEND YACHT HARBOR CLUBHOUSE

Call to order and establish a quorum: The meeting was called to order at 10:00 a.m. Board Members present were; President, Lane Ross, Dennis McDowell, Michele Tenerowicz and Roy Hollandsworth. Dave Roberts from Western Mountain Property Management and Harbor Master Ed Mitschki were also in attendance.

Pledge of Allegiance: Lane Ross led the assembly outdoors and all members addressed the flag and the Pledge of Allegiance was recited.

A quorum was established: A total of 49 Boat Slips were represented by both proxy and attendance of EBYH Members. A quorum consists of 48 Boat Slips.

Board Members Introductions: All Board Members were introduced as well as Property Manager Dave Roberts and Harbor Master Ed Mitschki.

Introduction of candidates: There are four (4) Board positions to be filled and each new Board Member will fill a three year terms. The nominees are: Gary Purdy, Michele Tenerowicz, Ryan Larson and Rachel Mann. Lane called for nominations from the floor and no additional nominations came forward. Roy Hollandsworth made a motion that by acclamation the members approve these candidates. This motion was seconded by Dennis McDowell and the vote was taken by voice and passed with unanimous approval.

Management Overview- Dave Roberts; provided a list of the 2015 improvements and the projected improvements for 2016 to the grounds and the harbor. Repairs have been made on "C" dock and this will be our model for repairs for the remaining docks over the next few years. Ed explained that the sand was eroding away and there was not sufficient gravel underneath to stop the erosion. The area was excavated down 7 feet and then 19 ton of rock was compacted with geo mesh and landscape cloth so that it interlocked to eliminate any slippage and then everything was pinned together 8 feet below with 14 foot rods. Lane explained that on "C" dock the water, electric, gas and sewer lines lay underneath it. During the repairs they picked up the concrete slab and found a blue pipe which was the back up for the sewer and also the gas line that had been pulled apart and had split from the erosion. The new concrete slab is

constructed with angle iron and concrete which allows it to be picked up and all lines underneath can be repaired. Lane suggested that all the remaining docks be replaced to match "C" dock. The Board will make a decision and then budget to have "E" and "A" docks repaired first.

New Members introduced: James Mann owner of slip # 31 and has been a resident of Harbor Village for 3 years. Mike Ruby owns slip #42 and grew up on Flathead Lake.

Approval of 2015 Annual Meeting Minutes - Ryan Larson made a nomination to approve the minutes as written and Mrs. Hollandsworth seconded the motion. The vote was by voice and passed with unanimous approval.

President's Overview - Lane Ross addressed the issue regarding boats that were too long for their slips. This includes both owners with boats and renters. If a boat is too long for its slip it will be grandfathered in, but if a member purchases a new boat it has to fit in the slip which means a boat has to be two feet shorter than the slip. It has been a challenge with Renters in the past but this year EBYH will not allow a slip to be rented if the boat does not fit within these requirements.

Slip E1-A has been on the books as a boat slip but it is not large enough for boats so this year it will be rented to jet skis and the money will be deposited into the EBYH bank account.

Treasurer's report - **Dave Roberts** provided members with a 2014 to 2015 comparison. The Capital Reserve Savings Account has a balance of \$203,338. This account will fund any large projects in the future. Dennis McDowell pointed out that there will be expense coming up in the future for dam repairs and that should be covered in this reserve account. Lane stressed the need for the Board to look at the plates and the hinges on the dam when the water is down this fall. Dock repairs will be an ongoing expense each year due to the age of the area. A Member asked the cost of the improvements to "C" dock and Ed answered approximately \$16,000.

Committee Reports:

Weed Committee – Lane Ross reported that EBYH had a five year permit for chemical spraying of aquatic weeds in the harbor and we could only spray when the dam was up. One problem is that the temperature of the water is still very cool and in order to have an effective spray to kill the weeds it needs to be at least 58 degree. Our permit to spray for aquatic weeds has expired in the fall of 2015. Lane Ross owns a weed cutter which he generously loans to EBYH and the harbor staff will be responsible to do the mechanical harvesting. Runoff has been slow this year causing the weeds to grow at a much quicker rate. EBYH may have to set aside a time for each dock to be cut but the main focus will be the entry way into the harbor. Roy asked if we could

spray in the fall and Lane said EBYH would need to apply for a new permit. The Board will discuss this and other possibilities for weed removal.

Social Committee Michele - A Super Bowl party will continue again this year and has always been a big success. There is one event that is still open and there has been discussion to have a BBQ featuring hot dogs and hamburger on August 6. Lane suggested a poker night with a dinner at 6:00 p.m. and then poker afterwards. Member could purchase chips and it could be a fund raiser with half of the proceeds going to a local charity. Many members raised their hands in support of this event. Michele will continue working on all of the social events.

Member's inputs for Improvements – Dennis McDowell reminded the members that last year Donna Lawson, the President of Citizens For a Better Bigfork, came and explained this volunteer organization. Dennis suggested that EBYH as a group buy a membership. Dennis suggested that we contribute \$2000 on a yearly basis. Lane asked all members who were present if this sounded like a good benefit and the consensus was favorable. The Board will discuss this after the Annual meeting and make a decision.

Lane would like to purchase more carts that can be used by members and staff on the docks. There are currently five carts but two are used by the Harbor staff and contain their tools. Lane would like to have at least one cart for each dock.

A question was asked regarding the percentage of owners versus renters of the boat slips. Ed said it was about half and half and about 30 of the 192 slips are not used at all. The Board will begin discussion regarding raising the rental price of the slips. A member asked who sets the fees. Lane answered saying the owner has the right to set the price but as a Board we have a suggested price for the length of the slip. Currently the standard rent for a 22 foot slip is \$1500 and \$3300 to \$3500 for a 35 foot Dock. If all owners would let Dave know what they are charging their renters this would enable the Board to set a standard.

New Business: Roy would like to see EBYH purchase a plaque for Bob Smith who has been on and off the Board several times since the Harbor was built. Bob reads the minutes and looks at the figures and has been active in checking the dam each morning. In addition Roy would like to honor Geoff Bayliss with a plaque as he has done so much to improve the grounds around the Clubhouse. It was Geoff who wanted the benches and flowers. Geoff also wanted to bring members together with the Soirees which have been so successful.

An EBYH member raised some question regarding the price of fuel and how it is determined and can we close that gap even further? Lane explained that the members who pay their dues on time receive a reduced price of 50 cents per gallon. When prices were high members were given a dollar discount, but right now members are paying 50 cents more the harbor purchases for gas. This 50 cents pays the labor, insurance and the inspections that are necessary. The

surplus of the 50 cents also aids in the maintenance of the gas pumps which will need to be replaced in the future. It has proven to be an incentive to pay your dues on time which enables you to get the gas price reduction; currently there is only a small number in arrears. EBYH purchases gasoline that is ethanol free and that is more expensive. The income from the gas shack also help pays for the maintenance of the gas shack. The question is should the fuel be a profit center or a breakeven point? At this time of year it is difficult to project what our revenue will be as weather always plays an important role in sales. Lane thanked all the members for their thoughts and the Board will look at this and take all of these comments under advisement.

Adjournment: 11:55 a.m.

Prepared by

Bugsy Yarbrough

Secretary for Eagle Bend Yacht Harbor