

EAGLE BEND YACHT HARBOR & BOAT SLIP OWNERS ASSOC

Saturday, June 17, 2017 at 10:00 a.m.

Eagle Bend Yacht Harbor Clubhouse

Annual Meeting

MEETING CALLED TO ORDER QUORUM ESTABLISHED: At 10:00 a.m. Lane Ross called the meeting to order and a quorum was established with a total of 57 Boat slips represented; 14 by proxy and 43 were EBYH member who were present for the meeting.

PLEDGE OF ALLEGIANCE – Lane led the assembly outdoors and all members addressed the flag and the Pledge of Allegiance was recited.

BOARD MEMBERS INTRODUCTION - President Lane Ross, Treasurer Dennis McDowell, Social Committee Chairperson Michele Tenerowicz; Roy Hollandsworth, and Ryan Larson. Rachel Mann and Gary Purdy were not able to attend. Dave Roberts from Western Mountain Property Management and Harbor Master Ed Mitschki were also in attendance.

MANAGEMENT OVERVIEW- Dave Roberts The upkeep on the Marina is looking better every year. Many of the projects that had been completed in 2016 were listed in the packet that all boat slip owners received. Beaver and muskrat management was done in 2016 and this year the traps have been pulled as they are being tampered with. EBYH Board would like to continue trapping the muskrats, they are harmful for the boats as they chew the rubber seals and they make holes in the bank which is very destructive. This spring the clubhouse was painted along with the gas shack and the two sheds by the launch ramp. All damaged dock lids will be replaced this spring. Landscape lighting will be painted and straightened. The gates going into the docks need to be replaced. These gates are necessary for the security of our children and it will also help with the Insurance Company requirements. Lane said the Board would like to move the gates up on the flat, and they will be working with a welding company to have self-closing hinges so the gates do not slam shut. The new gates would also have new touch pads with a security code. Lane encouraged all members to voice their comments and requests after the meeting during the catered meal from Vista Linda. Please remind all children on the docks to put on their life vests and the staff would like to reward those who have their vests on with a piece of candy or a whistle.

Introduction of candidates –Dave Roberts reported that currently three Board positions are up for reelection and all three board member have offered to serve for another 3 years. Dave

called for nomination from the floor. An owner asked how do you get elected and nominated for the Board. Dave explained that you could be nominated from the floor and there is an area on the ballot for a name to be written in. Dave asked again for nomination from the floor and Bill Hendrix nominated Donald Lamson, and was seconded by Robert Laflen. Ballots were attached to the packets that had been handed out to all owners and Dave showed all the owners where there was a place designated on the ballot for a write in nomination. Lane asked Don to give the boat slip owners a brief history of his life. Don gave a short background regarding his work and his family and said he would like to have the opportunity to be involved with the Marina.

APPROVAL OF 2016 ANNUAL MEETING MINUTES – Lane had some changes on page 2 of the minutes. The word should be “longer” not shorter. The phrase would read a boat has to be two feet longer than the slip. Lane reminded the Slip Owners that they need to find out the size of a boat if you are renting out slips. Roy said EBYH should also address the boats that have a long bow as then they are over the walk way and EBYH should also change the overage on the front as well. A second change to the minutes was under the “Committee Report” The sentence should read that Lane Ross “charges” EBYH to harvest their weeds. On Page 3 the sentence should be changed from standard to suggested. This is regarding the rent and these were suggestion so if an owner wants to rent a slip he has a guideline. Ryan Larson made a motion to approve the minute and Steven Armstrong seconded. It passed with unanimous approval.

TREASURER REPORT

2016 FINANCIAL – Dave Roberts reported on the 2016 financial report. The Board had planned to have \$38,000 left over but due to the addition improvements that they felt were necessary, 2016 ended with a deficit of \$14,183. Donald Lamson asked if the Board notified the boat slip owners of these improvements or did owners get to vote and do we have the ability to go over the operating budget? Dennis McDowell said that most of the items were placed in the reserve fund but on the books we took it out of the operating budget. An owner asked if there is a determination for when it comes out of operating expense versus reserve account. Dennis said the reserve is for the dam repairs and such items as the clubhouse roof. Lane said the Board will make a decision regarding future repairs and do a better job. Donald Lamson asked if the purchase of the shed was a necessary purchase to just hold some papers. Lane said that this purchase was a Board decision and they talked it over and made a decision. Lane went on to explain that the shed provides storage for all the necessary paper work but also houses the landscape equipment which includes the mowers.

An owner asked why EBYH lost \$7000 in the cost of fuel. Lane explained that EBYH currently gives boat slip owners a discount. It went from \$1.00 a gallon, when fuel was high and now the Board has decided to make this a 15% discount. Ed has called around and EBYH has the lowest

gas prices on the lake. Lane called for a vote, of those present, who would like to have a 15% discount on their gas. The vote was by voice and was unanimous in favor.

2017 OPERATING BUDGET - One item that is not in the budget for 2017 is the expense of purchasing new gates for access into the docks. The new gates would cover the limit liability on EBYH's insurance policy, if someone enters the docks and drowns because we did not have adequate gates we are open for law suits.

A boat slip owner asked what we were earning in interest on our money in savings. Lane responded that the Board will look at different CD's and check interest rate at some different banks. It was asked of the Board if owners in the future could hear about the proposed projects and be able to vote and approve the items. They suggested that owners have a projected list of items that would cost over \$5,000 or \$10,000, and these expenditures, if approved, would go on the next year's list for improvements. Lane said the Board would take this idea up at their next meeting. Motion to approve the financial report was made by Ryan Larson and seconded by Bob Ivy. Motion passed with unanimous approval.

COMMITTEE REPORTS

WEED COMMITTEE - EBYH has applied a chemical to kill the weeds in the canal and the canal homeowners paid a 1/3 and EBYH paid 2/3 for the chemical. Bill Whitsitt said individual homeowners contribute to pay their share of the weed abatement cost. This is the first year that EBYH has applied a chemical and EBYH has a five year permit. The algae formed large mats last year and this may have been because of the temperature of the water. Bob Smith reported that Yellow Bay Research came and looked at our weed growth as water is in changing not only here but in all the bodies of water throughout the USA, and weed growth has become a very large problem. Lane reported that this first application has produced good results and the weed committee is waiting to see if large patches of algae develop this year. Bill Whitsitt told the owners that Eagle Bend West had invited the Biological Station to do some testing in the canal. They found that the water temperature was actually cooler, but what they did find when they tested was an increase of nutrients which feeds the weeds and algae. The homeowners in Eagle Bend West are currently letting their grass grow and not fertilizing close to the water. Bill said there is both surface water and underground water and if you over fertilize that will leak into the canals. EBW and Osprey homeowners are voluntarily respecting the 100 foot setbacks.

Included in the packet was an email from Mike Pearce of SePro. The Board did a walk around with Mike to look at the aquatic weeds and he took some collections. SonorOne was the chemical that was applied and after the broadcast of the pellets the weeds have begun to die. If the algae patches begin to form, Mike has recommended applying benzamine, as this has

been successful in stopping the growth. Lane Ross was paid \$11,000 last year for cutting weeds and the cost of the SonorOne is \$9022. This is a saving to EBYH.

EBYH has saved over \$13,000 by doing our own landscape work. EBYH does its own lawn mowing and the second building that was purchased in 2016 houses some of our landscape equipment. Many items in the past were farmed out and now Ed and his staff are doing many of the repairs. The launch ramp is for protection to the lake. This is where the inspecting of all boats and jet skis are done. These inspections have to be documented and all paperwork is kept on site and filed so EBYH is covered. Paul Lentz mentioned the new inspection certificate that is needed for the boats that travel on the reservation waters. The Board will look into the requirements that are necessary to have Ed certified to obtain the reservation certificate.

SOCIAL COMMITTEE- Michele announced that there will be two breakfasts and two catered dinners by Vista Linda. Michele is looking for volunteers to help set up and clean up. Also if you are attending the dinners EBYH is asking that all members bring either an appetizer or a dessert.

MEMBERS INPUTS FOR IMPROVEMENTS - The two large boats at the south end of the parking lot are too tall to put anywhere. These large boats are non-trailer able and they will not clear the powerline if they were moved. In 1993 permission was given to slip owners whose boat fit these specs, to leave their boats parked at the end of the lot. Currently there are a total of four boats that are stored at the south end. EBYH has asked the boat owners to remove the shrink wrap and to dispose of the wrap and not leave it on the ground. If a boat is parked in the parking lot for more than a day we move that boat back to the storage area. An owner asked if EBYH could set a policy that required having the shrink wrap down by a certain date. The Board will address this at their next meeting.

Owners would like to see better communication regarding the spending of items not listed on the yearly improvement list. Lane said please look at what has been done as all were necessary expenditures. Owners wondered if they were welcome at the Board meetings and how do they find out about them beforehand. Lane said all members are notified of meetings two weeks in advance, and all are welcomed. Ryan said it was on the web site. Jason Mann asked if there should be a vote to see if slip owners would like to have new gates installed. Dave said there is currently a bid at \$5,000 per gate and there are five gates to replace. The Board looked at a wood option but it is more maintenance and this bid is for steel tubing with powder coated bars. The new locks cost \$1000 each. The total bid was \$25,000 and boat slip owners need to decide if they want to make this improvement. Ryan made a motion to give the Board authorization to spend \$25,000 to replace all five gate and five new locks in 2017, it was

seconded by Dennis. Lane asked for a vote by hand, and the motion passed with a majority in favor.

An owner asked if the socials were well attended. Lane said they are well attended and the breakfasts have the largest turn out. Lane asked those in attendance if they would like to see the socials continue, currently EBYH has budgeted \$2210 for these four events. Karen Hollandsworth said we should use the socials as a chance for the members to bring a potential new boat slip owners, and for all of us to get to know one another. Dennis McDowell made a motion to continue the socials as described in the packet and Karen Hollandsworth seconded. This vote was by the show of hands and passed with the majority vote.

Dennis explained EBYH's contribution to Citizen's for a Better Bigfork, (CFBB). In 2016 EBYH donated \$2000 which amounted to \$10.00 per dock. Bigfork is not incorporated and any improvement in way of new sidewalk, street sweeping, snow plowing is paid for out of CFBB's fundraising. EBYH is contributing to this fund as a community. As a community this \$2000 donation is a way for EBYH to give back. An owner questioned why a nonprofit is giving money away as everyone writes out checks yearlong to different organization and if they want to give to CFBB it should be as an individual. Leah McCracken made a motion to make a \$2000 donation to CFBB in 2017, and this motion was seconded by Dennis McDowell. Lane asked for a vote by hand. The motion passed. Lane thanked the group for their discussion.

Marina Cay is hosting the Wooden Boats Show this year and they need 8 slips to dock boats that are currently being parked in their marina. It was asked by some in attendance if EBYH has room to dock 8 boats. Bob Ivy made a motion that we tell Marina Cay that we do not have room to dock 8 boats. Don Lamson seconded the motion and it passed with a hand vote by the majority.

ANNOUNCE RESULTS OF BOARD OF DIRECTORS ELECTION Dave announced the results of the election. Those elected to serve another 3 years were; Ross Hollandsworth; Dennis McDowell; Lane Ross.

ADJOURN 12:10

Recording Secretary Buggy Yarbrough