

## Minutes

### Carlyon Beach Homeowners Association

Board Meeting Tuesday, February 26, 2019

- I. Call to order- Margaret DesRochers- 7:00pm
- II. Flag Salute
- III. Board members present- Margaret DesRochers, Mike Cooper, Lisa Krupp, Lars Swartling, Sandi Allen, Dick Morton, Rick Gamas
- IV. Member Comments- There was some discussion about trees not being in line with the by-laws that interfere with neighbor views. There is an on-going process to remedy the situation
- V. Approval of the January 22, February 7, and February 19, 2019 board meetings minutes. **Lisa Krupp moved and Sandi Allen seconded to approve the minutes.** Passed 7-0
- VI. Treasurer's Report- Lisa Krupp- Lisa said that comparing our expenses to our projected budget in relation to the point in our fiscal year, we are really right on in spending and accounts receivable. See attached statement
- VII. Committee and Board Member Reports-
  - A. Maintenance Report- John Krenik- Water meters continue to be installed and Lars Swartling is joining John to install safety fencing around the filter area in the Community Garden area.
  - B. President's report- Margaret DesRochers- Please welcome Steve White as he assumes the role of Operations Manager.
  - C. Roads and Storm Water- Mike Cooper- **Lisa Krupp moved and Sandi Allen seconded to reverse the closure of the roads.** Passed 7-0
  - D. Marina- Sandi Allen- The process is 'slogging' along. Proposals for new construction is being sent to DNR
  - E. Architecture- Rick Gamas- A few people requested permits for fencing. The committee will work with construction companies and owners to protect the community's roads and bioswales during the changeable weather.
- VIII. New Business-
  - A. New kayak fee structure- **Lisa Krupp moved and Sandi Allen seconded to switch to the following fee structure for kayaks.** Passed 7-0
    - 3' racks \$36
    - 4' racks \$48
    - 5' racks \$60

- B. Launch gate keys- **Lisa Krupp moved and Lars Swartling seconded to charge \$20 for a Launch Gate Key beginning July 1<sup>st</sup>, 2019.** Passed 7-0 The additional monies will go to the General Fund that supports the boat ramp and kayak areas.
- C. Additional ramp padlock and keys- **Lisa Krupp moved and Dick Morton seconded to purchase an additional padlock and 400 keys for the boat ramp gate.** Passed 6-1 Cost is approximated at \$1,350.
- D. Boat slip fees- The current fees were felt to be unfair because the cost was not equally applied.

**MOTION: Sandi Allen moved to begin standardizing the moorage fees to \$3.00 per foot across all size slips, but stepping up the 18’ slips over 3 years so they will pay \$2.35 per foot in 2019. This means for 2019 the 26’ slips will pay \$936 per year (\$36 increase), 22’ slips will pay \$792 per year (\$48 decrease), and 18’ slips will pay \$507.60 per year in 2019 (\$87.60 per year increase). Dick Morton seconded. Passed 7-0**

Sandi explained that our moorage slips were not being charged fairly, as the 18’ slips were charged \$1.94 a foot, the 22’ slips were charged \$3.13 a foot, and the 26’ slips were charged 2.89 a foot. She said it’s time to begin standardizing all to \$3.00 a foot starting in June 2019 but to make this easier on the 18’ boats they will step up incrementally over the next 3 years. This year 18’ slips will be \$2.35 a foot. The plan\* is to have the 18’ boats pay \$2.75 per foot in 2020, and reach parity with the other boaters in 2021 at \$3.00 per foot, in time for the new lease in 2021. Needed repair/replacements will continue each year as we continue to upgrade our marina to the newest standards.

Slip	Current per foot	Current Month Rate	Current Year Rate	2019 per foot	New rate 2019 by Month	New rate 2019 by year	2020 per foot plan*	Yearly 2020 plan*	2021 per foot plan*	Yearly 2021 plan*
18'	\$1.94	\$35	\$420	\$2.35	\$42.30	\$507.60	\$2.75	\$594	\$3.00	\$648
22'	\$3.13	\$70	\$840	\$3.00	\$66	\$792	\$3.00	\$792	\$3.00	\$792
26'	\$2.89	\$75	\$900	\$3.00	\$78	\$936	\$3.00	\$936	\$3.00	\$936

- E. Pump out incentive-**Sandi Allen moved and Lars Swartling seconded to provide one free pumping to anyone who upgrades their pump out location.** Passed 7-0
- F. **Lisa Krupp moved and Sandi Allen seconded to have John Esray release his dog before 10:00 am to see if it can affect the geese in the park.** Passed 7-0 This is to be a daily event through March so its effectiveness can be evaluated. This is legal as long as your animal has not been trained to injure the geese.


**IX. Unfinished business-**

- A. The flooring issue in the rental house will now be taken over by Steve White, the new Operations Manager.

- B. Lisa Krupp is still looking into a new audit firm.
- C. Lisa Krupp is still looking for a new Primary Bank.
- D. The outfall negotiation from the WWTP is still being finalized.
- E. Lars Swartling is looking into more and better signage for boat launch area.
- F. **Dick Morton moved and Rick Gamas seconded to post that all By-Law proposed changes must be turned in by 4:30pm on March 7, 2019. Passed 7-0**

**Sandi Allen moved and Lars Swartling seconded to adjourn at 9:50 pm. Passed 7-0**

Respectfully submitted by:

  
Sandi Allen  
CBHA Secretary

**Treasurer's Report  
February 26, 2019**

**I. Balance Sheet as of January, 31, 2019**

**Operating Funds**

General	\$186,674
Marina	\$ 89,311
Sewer	\$ 6,652

**Total**                    **\$282,637**

**Pledged Funds**

**Total**                    **\$ 62,499**

**Capital Funds (combined)**

**Total**                    **\$150,251**

**Total Cash**            **\$495,488**

**II. Profit and Loss Budget vs. Actual Accrual Basis July through January, 31, 2019**

**General fund:** We are now 7 months, or 58%, through the fiscal year. Total expenses in the general fund are \$268,822, which is 54.7% of the budgeted amount. The two largest categories in the general fund, Personnel Services and Contractual Services are within budget at 56%.

**Marina Fund:** Total expenses in the marina fund are \$4,063. Major repair projects will occur in the spring or summer.

**Sewer Fund:** Total expenses in the sewer fund are \$145,635, 58.1% of budget. Income in this fund has exceeded expenses thus far by \$2,051.

**Capital Fund (combined):** There have been no expenditures from the capital fund in the previous month. The balance in the capital fund (combined) has increased from \$131,798 to \$150,251.