

Captain Kidd Association Annual Meeting

Saturday July 19th, 2025

Meeting Minutes

- Meeting started by President Tommy Opland @ 10:11. Tommy introduced board members and all members present introduced themselves.
- Quorum was established – 15 members present plus 9 proxies (24 of 38 members are represented)
- Tommy called for motion and second approving last year's meeting minutes. Minutes were approved.
- Reports of Officers
 - (1) Tommy
 - (a) Common Area Projects
 - (i) New sign completed at the entry to Peninsula Drive
 - (ii) Unplanned tree removal and ground restoration was required along shore to the south of Peninsula Drive.
 - (iii) Sprinkler repairs were completed and this has improved the sogginess on the lawn area south of Peninsula Drive opposite the parking area.
 - (iv) Rip Rap project anticipated to be completed in early Fall.
 - (v) Parking Lot – this is due to the failure of drainage along the wall holding parking area. French drains and weep holes will be added, some stair replacement and cutting the wall to reduce/eliminate ramp slope.
 - (vi) Spring drainage/culvert – this work will be done when the Parking Lot work is done, to clear any blockage of the spring.
 - (2) Tommy covered for Bill Flerchinger about Dock repairs and status.
 - (a) Update on Docks
 - (i) Some float replacement repairs completed in the last year have had some failures which will be addressed shortly.
 - (ii) Upcoming repairs/maintenance – Harrison will be out soon
 - (3) Mark
 - (a) Treasurer's report
 - (i) Review 2024 yearend and 2025 budget.
 - 1. Mark highlighted the high spend that will occur in 2025 due to projects described above.
 - 2. Overall. the Board and general members were not satisfied with the current weed mitigation process using underwater removal. Member discussion in New Business Section below.
 - (ii) Membership – total breakdown of membership: owner-occupied, short-term commercial, long-term commercial was reviewed. In the past year, one change in ownership. There are three Short-Term Commercial members.
 - (iii) No new memberships

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(4) John and Mark

- (a) 10-year forecast and significant expenses – the goal of the Board is to review status of all significant projects throughout the year and alert members to any issues. The Board's goal is to prepare for scheduled significant projects by having appropriate funds, balanced by being pragmatic in spending only as necessary.

Most of the significant expenses in the next ten years plus will be dock related, specifically dock replacement. Member discussion on whether a better alternative to replacement is utilizing HDPE floats. The Board promised that it will ask for volunteer members to form a dock subcommittee that reports to the board to study this alternative and all other dock matters, long before the time to replace the docks. Member discussion on whether HDPE floats would be a better solution.

- (b) In a few years, it will be necessary to address the loss of roadway underlayment below the lower "elbow" of Peninsula Drive. Member discussion on the road condition and when it would be necessary to repair the loss of ground under the pavement causing the need for replacement of pavement in future years. Perhaps there are two separate issues. This will be studied by the Board over the next couple years to make sure we are prudent with expenses.

- (c) Member discussion as to alternative to/subsidizing of fee and slip rental escalations – perhaps a New Buyer Transfer Fee? The Board will consider whether a transfer fee is possible under Idaho State law. A mandatory membership initiation fee was also discussed for all new members, \$2,500 was the value mentioned, similar to joining a country club.

- (d) At this time, it is prudent to continue the 3%/5% annual escalations in dues and slip fees respectively.

- Election of board members

3 board positions up for election

Bill Flerchinger (Director/Secretary)

John Chandler (Director)

Mark Felchlin (Director/Treasurer)

All agreed to remain on the Board and all were elected for new 3 year terms.

- New business

- a) Website Updates –Tommy noted that a majority of the Association information will be moved to the "Members Only" section. Again, the Board tries to provide as much information as possible for our Members.

- b) Boat Slip Agreement – Board reviewed this and it will be posted on the website. Member discussion. New language requires no less than 5 feet clearance for the walkway and bumpers required on both sides of the boat.

- c) Commercial property members:

- i) Commercial rental requirements and rules for common area and docks: Board has produced new guidelines which were reviewed.

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- ii) Commercial rental dues and fees increase options: General discussion as how increased fees for short-term commercial members is just part of a larger topic. Member discussion as to common area “wear & tear” from short-term rental guests, slip usage by renters specific to both liability concerns, Member (landlord) enforcing their renters’ compliance, and the ability to restrict slip usage to actual members only. Expanded member discussion on how best to verify short term rental insurance coverage, Short Term Commercial members formally indemnifying (aka naming Additional Insured) the Association, Association buying insurance coverage and then charging Short Term Commercial members, and restricting short term rentals entirely. These subjects/questions will be addressed by the Board and they will keep members apprised.
 - d) Member discussion as to a better way to control/remove the weeds in both the beach area and around the dock slips. Options include a lakemat fabric (www.lakemat.com). Also, a” remote weed mower” is being considered, utilizing a recent purchase by the Kissees, using on a rental basis. The Board will be considering these options and will report back.
 - e) Member question as to whether gas containers should be on the dock. Board will address.
 - f) Member question as to standardization/limitations and location of storage boxes. Board will address.
- Meeting Adjourned @ 11:30a