

Captain Kidd Association Annual Meeting of the Members

Saturday July 10th, 2021

Below are the notes from the annual meeting of the members.

Agenda

- 1) Call meeting to order, proof of quorum, and introductions.
- 2) Approve previous year's meeting minutes.
- 3) Update on memberships/new members.
- 4) Treasurer's report.
- 5) Review of the board's recommendation for the new 4-slip dock.
- 6) Review of the board's recommendation for cost-sharing the rip rapping of Peninsula Drive.
- 7) Overview of the Association's long-term plan for the common area and docks.
- 8) Update on projects planned/completed/proposed.
- 9) Election of board members – Steve Whitacre's 3-year term is up.
- 10) Other business.

The meeting was held in the common area south of the beach and started at approximately 10:00AM

1. The meeting was called to order and Tom asked all of the members present to introduce themselves.
 - a. There were 20 memberships present.
 - b. We had three proxies (J. Chandler (Bill), S. Fall (Sue Loper), C. Wassmuth (Tom)). With a total of 23 members/proxies we had a majority of members present and could conduct business.
2. Tom read the previous year's meeting minutes and he and Bill answered questions.
 - o The 2020 meeting minutes were approved.
3. Update on memberships/new memberships. Bill summarized the new members (Opland, Wassmuth, Lucia and Tripp). We have a total of 37 memberships with one commercial multi-tenant and one commercial single-tenant lease. All slips are leased this year and we have leased four side tie-ups. Two members on the slip waitlist deferred wanting a slip in 2021.
4. Treasurer's report. Bill reviewed the mid-year treasurer's report (since John was unable to attend the meeting) and answered questions.
 - a. Questions were asked about the IDL lease costs (\$2171/year total) and the end of year expected Association total balance (\$5697.16).
 - b. A question was asked about side tie-ups and if they are per watercraft or for the side tie-up space. It was noted that several members have two watercraft in the side tie-ups (Philips – 2 canoes, Fall – 2 kayaks, Wassmuth – 2 jet skis). For now, we are charging the standard \$150 per side tie-up. We may need to revisit this in the future.
 - c. One of the members asked if the lawn service could mow down the tall grass on the south side of the parking area and along the road. We will request our lawn service do this.
 - d. There was also a question about initiation fees into the Association. A. Caiafa may have been charged an initiation fee incorrectly. The board will work with Ashley to resolve this issue. Ashley will look through her paperwork to determine if she was charged an initiation fee. As a review, initiation fees are only assessed to people within the Capt Kidd boundaries that have not been paying membership dues. If a new owner purchases from an existing member, the membership transfers to the new owner and there is no initiation fee.
5. Proposed additional 4-slip dock. Tom provided an overview of the three options that the board had estimates for and asked for member input. The board's original dock recommendation was to increase the size of the swim area by adding them into the "L" shaped docks that exist. However, IDL no longer allows any dock configurations that "close off" a portion of the lake. If we wanted to add them to the

current docks we would either have to install a 30' high bridge or create an 20' opening into the swim area for boat access, Thus the board working with HDB came up with the three options presented at the annual meeting. Option #1 – add the new docks along the north side of Peninsula Drive (cost: \$44,913.36), Option #2 – add them along the north beach area (cost: \$48,601.36), and Option #3 extend the south dock (cost: \$39,832.76). There was lots of discussion with members sharing their thoughts about putting them in various locations. Tony mentioned that IDL was out about a week earlier and did a survey of our docks. They concluded that the four cabins on the peninsula are not over the water, but their decks and docks are and need to be included in the Capt Kidd Association dock square footage since the Association owns the littoral rights for all of the waterfront on the peninsula. The cabins own the docks in front of them, but the Association owns the littoral rights to the frontage. They also noted that the “L” shaped dock is only permitted for 24 slips and that we have 25 slips (the large slip #9 is not in their records). The board will follow up with IDL on this issue. It may require us to remove slip #9 or include it as part of our new dock application.

- a. The members voted on option #2 as the preferred solution (14 for, 7 opposed).
 - b. The members also asked that we cover the four slips and add electricity to them at the same time. Tom said that we will have an electronic vote to either increase the annual lease costs or use a one-time assessment fee to pay for the covers and electricity. Otherwise, it will take the Association a few years to be able to afford the covers and adding electricity.
 - c. A motion was also made to give the houses in the 1, 2, and 3rd tiers behind the north beach the first option for leasing the slips as they are closest to them. This could also eliminate the need to put a pathway from the parking lot over to them. The motion was passed with all members approving this approach.
6. Proposed 60/40 cost-sharing for the rip rapping of Peninsula Drive. Tom and Bill provided an overview of the proposal as well as the rip rap work that Tony K had done behind his property on the peninsula. Tony has paid for the engineering, the permit and the cost of installing the rip rap behind his property. The installer mistakenly rip rapped from Tony's all the way to the irrigation shed. The board had planned to rip rap this section in 2021 as well. This requires that the permit and the engineering be updated to reflect this. However, IDL stated that we could extend the same permit (no additional cost) for rip rapping Peninsula Drive. Additionally, the engineering could be extended to include Peninsula Drive for little cost. The cost of rip rapping Peninsula Drive would essentially be the cost of the rock/material and the installing of it. The four owners on the peninsula have agreed to pay 40% of the cost of this project with the Association paying the remaining 60%. We believe the entire Peninsula Drive rip rap cost will not exceed \$10,000. After much discussion, the members voted to move ahead with the project as recommended by the board (15 for, 5 opposed).
7. Overview of the Association's long-term plan for the common areas and docks. Bill provided an overview of the longer-term Association plans for both the docks and the common area and how the board uses the plan to budget expenses for the Association. As part of our work last year, we built the plans to go out as far as 20 to 30 years to capture replacing the docks – docks have an expected lifespan of approximately 30 years. This has helped the board with planning expenses and lays out a roadmap for large projects or replacement projects. Bill summarized items in the plan that includes adding electrical to the south docks, replacing/repairing underground wiring to the north ramp, slipcover replacements, adding covers to the four new slips, seal coating Peninsula Drive, adding a gate to the top of Peninsula Drive, adding rip rap on Peninsula Drive, expanding the parking area at the docks, replacing the irrigation shed replacing/repairing a portion of the north seawall, etc. (details of the plans can be found on the website). Tom asked members what other things that they would like to see added to the long-term plan. The following is a list of items that was mentioned. Cut the concrete, lower and reattach the south ramp of the main dock, add another gazebo, install a level sand volleyball court, replace a couple of the stairs on the north seawall, replace the light on the north side of the dock (not working), adding seating in the main beach area, cutting back the trees on the stairs down from Kidd Island Road. The board will discuss and decide how to incorporate them into the long-range plans.
8. Update on projects planned or proposed – we skipped over this item as the meeting was running long.

9. Election of board member (replacement for Steve Whitacre). Tommy Opland and Mark Felchlin were nominated as potential new board members. The members voted for Tommy to replace Steve. Tommy will serve a three-year term.
10. Other business. Tom talked about adding a gate to the top of Peninsula Drive to keep non-members from using our beach. He has talked with several members that live on Peninsula Drive and they are willing to provide partial funding for the gate. He has got an initial estimate of \$13k to install a gate. The gate would be left open in the winter and we would change the code regularly. Emergency access vehicles would also need to have access. No decision was made. Bill mentioned that the long-range plan has a gate budgeted in 2023 currently. Mark Felchlin asked if we could change the "Guest" sign on the dock to something else. He thought that non-members were using this side tie-up. He also had a wakeboard stolen from his boat that is parked next to it. After some discussion, we talked about changing "Guest" to "Kidd" that way it looks like a member's name and it will be less likely to have non-members using it. Lastly, Bill mentioned that all members need to request approval from the board for adding dock boxes or making any changes to the dock. The docks belong to the Association, and we want to keep them looking nice. Also, please do not leave your tubes or other gear on the dock. Store these on your boat or at your cabin. We want to make sure the docks are accessible by all and ensure that no one has to step around stuff on the docks. One member requested that the board revisit the bylaws. Specifically, about each property having one vote. He thought that the wording changed in the 2012 version from the previous version. The board will review and decide how to proceed. Lastly, one member mentioned that the website URL is "Captain Kidd Homeowners Association" and should be "Captain Kidd Association" as we aren't a homeowner's association. Bill mentioned that this error was made when we created the website. To correct this, we would need a new URL.
11. Meeting was adjourned around 12: 20PM

Tom Gilbertson - President Capt. Kidd Association

Bill Flerchinger - Secretary

John Chandler – Treasurer

Steve Whitacre – Director (outgoing)

Tommy Opland – Director (incoming)

Cory Phillips – Director

Ashley Caiafa – Director

Jayne Kisse – Director