

PSA Marina Committee Meeting Notes
Saturday May 11th, 2019 @ 10am
Location: Park Hut

Members present: Please use sign-in sheet including email: Roll call.

- Call the meeting to order by chairman Blair Harter
- Blair Harter called the meeting to order at 10.10am.

- Introductions:
 - Review previous meeting notes.
 - Meeting notes were read and discussed by the committee. No errors or omissions were noted.
 - Update on current reserve fund and marina income year to date.
 - Brenda reported \$94,505.31 and Jan reported another \$1,000 will be deposited the week of May 13th.
 - Update on engineered drawings and permit submittal.
 - Structural Drawings
 - Geotechnical Report
 - Biological report
 1. Habitat Management Plan
 2. Biological Evaluation
 3. Mitigation Plan
 - SEPA
 - JARPA
 - 2. The remaining work is with the Biologist. In early May discussions with the county and our biologist created a bit of a holding pattern. The county was looking for definition for “Expansion”. Our design is not expanding the use or adding more slip to the marina, instead we are working on relocating the launch and retaining wall. The county is discussing it internally and a decision is pending in the next couple of weeks. Once we hear back from the county, we should be in a position to apply for permits in 60 days following.

- Review 2020 budget.
- Dredging is not included as part of this replacement project. However, in the next couple of years this will need to be considered.
- The marina replacement budget was sent to the finance committee for review. Tim Vack asked what the process was for approving the budgets. Velinda explained that the budgets are sent to the Finance committee for review and discussion. The Finance committee then makes recommendations to the BOD for a vote. There was a lot of discussion on who should pay for the marina replacement. There was also a lively discussion about the covenants, articles of incorporation, and rules. Jan Moon suggested we send out a vote to the members.

- Motions Made:
 1. Velinda made the motion, to recommend to the BOD, to add a line item on the annual meeting mailer for a vote to the general lot owners if they would be in support of a onetime special assessment up to \$2,900 per lot. Seconded by Dean and Jan. All in favor 21, opposed 0, abstention 1.
 2. Rob K. made the motion, to recommend to the BOD, to request the PSA attorney to review ~~different~~ the following different ways to pay for the marina, to see if they violate any of our cc&r’s, articles of incorporation, or rules. Seconded by Brenda. All in favor 21, opposed 1, abstention 0.
 - Can the PSA take out a loan to pay for the project, and have the loan paid for by all lot

- owners over a 3-5 year term?
- Can the PSA take out a loan to pay for the project, and have the loan paid for by only the marina users over a longer term? 12 – 15 years?
- If the marina replacement cost is \$548,000 for 61 slips. Essentially \$8,983.61 per slip. Can the marina user pay up front \$8,983.61 per slip and be offered exclusivity of that slip for 20 years?
- If the marina replacement cost is \$548,000 for 61 slips. Essentially \$8,983.61 per slip. Can the marina user purchase that slip and the slip be added to the title of their property for buying and selling purposes?
- Can the member purchase a leasehold interest, amount and term to be determined, and have it follow the ownership of the property owner. Example: Member purchases leasehold for 5 years but sells their property, does new owner have the option to take over the lease?
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- Overall Marina upgrades.
 - Work party after May 18th BOD meeting with BBQ to follow.
 - Update on float for dock repair.
 - Lee hopes to have this complete the week of May 13th.
 - Cleaning or Marina skimmer (cost).
 - Rob K will send me a link to a company manufacturing skimmers.
 - Clearing Juniper vegetation and yellow flag iris from marina area.
 - The above item was discussed as a work party item.
- Project spreadsheet
 - Review budget pricing from Orion Marine Group and discuss financing / moorage fees and payback.
 - Update on the contractor list.
 - No new contractors were added to the list. We are soliciting for any additional contractors. Please email Blair and he will add them to the list.
- Update on fundraiser events. New ideas?
- Nothing new was presented.
- Any additional agenda items
- Next meeting? June 29th 9am. Park Hut.