

PSA BOD MEETING MINUTES

Saturday November 19, 2022

10:00 am; MBC Clubhouse

Officers and Board members in attendance (as per sign-in sheet): Velinda Brown, Will James, Susan Lord, Janice Moon, Maureen Allen, Arlen Schwandt, Larry Pazaski., and Daniel McClough.

Association members present (as per sign in sheet): Larry Koltz, Merrisue Steinman, Tina Simms, Suzy Zeitelhack, and Lori Gross.

1. Velinda called the meeting to order at 10:02 a.m. and acknowledged the meeting will be recorded
2. **Presidents Report:**
 - a. One Board member position is still open. She also announced that Jan wishes to retire from the Board.
 - b. Reminder: Dues invoices are \$285.00 (with a \$5.00 credit for an accidental overcharge of that amount in 2022), will be mailed week of November 29th, 2022, and are due Jan 31, 2023.
 - c. Next newsletter will be sent after January 2023 BOD meeting.
 - d. Park closed October 31, 2022. Bathrooms are also closed. However members can access the park via the walk thru gate with member pin number (use last 6 digits of water account number).
3. The **September meeting minutes** were read by Sue. Velinda made a correction as she later realized she mis-spoke at the last Board meeting. She said there were only two (2) short term rentals (as opposed to three (3) which she stated at that time). The minutes will be corrected. Larry made a motion to approve the corrected September 17, 2022 BOD minutes, Maureen seconded the motion. Motion carried.
4. **Old Business:** N/A
5. **New Business:** Approval of proposed 2023 BOD & Annual meeting dates. Larry made a motion to approve the proposed meeting dates as noted below. Jan seconded the motion. Motion carried.
 - a. Annual Meeting date: July 8 (Saturday after July 4th weekend)
 - b. 2023 BOD meetings: Jan 21, March 18, May 13*, July 15, Sept 16, Nov 18 (3rd Sat./month at 10:00 a.m.)
 - c. *May 13th is the 2nd Saturday due to a scheduling conflict for the president
6. **Committee Reports**
 - a. Governing documents (Chairman Larry Pazaski, co-chair Velinda):
 - i. Committee report: Larry said he would schedule a meeting prior to the January BOD meeting. It will be a Sunday p.m. meeting. Sue indicated she would like to attend.
 - ii. Short term rentals: Larry believes this will be a thorny issue. However, he suggested we will “at no time allow any portion to give services to the public.” He reminded us that our bylaws do not allow rental homes (businesses) and, yet, they have been occurring in our community for years. Larry suggested we can have a “sunset date” to prevent additional long-term rentals upon death of the current owner or transfer of ownership.
 - iii. Velinda wants this issue discussed and taken care of and will hold-off recording our new Rules & Guidelines with the County so any new changes or additions will be included in the Mason County recorded document.
 - b. Facilities (Chairman Dan McClough, co-chair Arlen Schwandt)
 - i. Dan reported that the Swasers have concluded their summer contract and have signed their winter contract with a term of November 1, 2022, to March 31, 2023. The park is closed, tables put away, and winterized. The ski dock was moved to the marina on November 13th. Inventory of supplies is complete.
 - ii. He said new signs for the playground are being selected and the teeter-totter will be replaced or fixed with a higher gauge spring. Alternatively, it may be removed altogether

pending his next committee meeting's decision. The lawnmower needs to be serviced and the weed eater needs repair. Dan said he would look at the insufficient flag lighting in the spring. He said we need to decide to take the flag down entirely for the season or take it down each day at dusk. He indicated if we asked Jerry to take it down at dusk, it would be a "volunteer duty".

iii. Launch update:

1. County permits: John is scheduling a meeting with Mason County to submit drawings and permits.
2. Dock A: Questions/comments are from Larry Pazaski.
 - a. The \$2,400.00 per foot was multiplied by 30 with a \$72,000 cost that, as presented on September 17, 2022, would be wholly funded from PSA general dues.
 - b. Larry believes it would be correct to subtract \$32,000 from the \$72,000 or, 1/2 of the 30-foot portion used and funded by Marina moorage rental fees. PSA moorage rental fees are a separate fund generated by individual PSA members who rent moorage slips on a seasonal contract basis, and, therefore, have exclusive use of their rented slip for 7 months, each year our PSA Park is open to members.
 - c. This is because only 1/2 of the 30-foot dock section would be used for member boat launch activity, and the other 1/2 of the 30 foot-section would be used for PSA member moorage rentals.
 - d. *Wouldn't it be correct to use \$36,000 for the boat launch portion?
 - e. Does the \$200,000 estimate for the 85-foot floating dock section include the cost of the finger piers serving the moorage renters portion? *Note:* no finger piers are on the 1/2 side of the 30-foot boat launch side and must not be factored into the boat launch portion paid by General funds.
 - f. The 85-foot dock is one of 3 in the marina project design.
 - g. *What are the lengths of the other 2 floating docks?
 - h. *What is the total length of all 3 docks?
 - i. *How many finger piers are on the 85-foot floating dock?
 - j. *In the \$2,400 cost per foot dock estimate, does that number include the pilings required to hold the floating docks in place?

*Velinda referred to the Facilities Committee to answer the remaining questions by Larry and would like the questions answered by the January 2023 BOD meeting.

iv. Park Fund raiser: N/A

v. Park reserve balance: \$88,036.45.

1. Launch fees for 2023 (currently \$25 for season)
2. Hut fees for 2023 (currently \$25 for each rental)
3. Kayak fee for 2023 (currently \$70 for season)

Discussion was had about the park fees for 2023. A motion was made by Will to keep the fees at their 2022 costs. Dan seconded the motion. Motion carried. Velinda will order the launch stickers for the 2023 season.

vi. Next meeting: to be determined.

c. Finance: (Chairman Jan Moon)

- i. Jan reported the balances of our accounts:

General checking: \$12,910.70

1. General Savings: \$100,169.17

Next meeting: to be determined.

- ii. Reinvested our Water Reserve Certificates of Deposits: Five 100K CDs at 3.25% over 13 months at Our Community Credit Union (OCCU).

d. Marina: Acting Chairman Velinda Brown reported that the BoD voted to move the Loyalty

Program to Feb1-Feb 28, 2023, at its last meeting. Jan will continue to take the applications, registrations, and insurance documents. Regular applications for moorage will begin on March 15, 2023.

- i. Marina committee:
 1. John Kavanaugh is setting up a meeting with Mason County for submitting permit and construction drawings.
 2. Corp of Engineers application: Discussion continues for requirements and approval including discussions about the type of steel which can be used for the pilings.
 - ii. 2022 Projects update:
 1. “No Swimming/fishing” signs for the marina have been installed.
 - iii. Marina Reserve balance: \$136,420.91
 1. Velinda recommended we open a CD for \$100,000 at best rate we can find (possibly at Peninsula CU-rate 3.75%). There is minimum penalty if we need to withdraw from the CD unexpectedly. Discussion was had. Larry made a motion for board-authorized representatives Velinda Brown and Will James to invest 100K into a CD. Sue seconded the motion. Motion carried.
 - iv. Discussion was had for the 2023 moorage and daily rate fees:
 1. Single slip, currently \$300, will be raised to \$400.00.
 2. Double slip, currently \$600, will be raised to \$800.00.
 - a. Larry Pazaski recommended increasing the 2023 moorage rental fees to \$5000 for full size slip and \$2500 for small sized watercraft.
 - b. Discussion was had. A motion was made by Will to increase the 2023 moorage fees to \$400.00 for a single slip and \$800.00 for a double slip. Velinda seconded the motion. Motion carried by a majority.
 3. Daily moorage rate - currently \$15 per day. Discussion was had to raise the 2023 daily moorage rate to \$25.00 per day. A motion was made to adjust the daily moorage rate to \$25.00 per day by Dan. Will seconded the motion. Motion carried.
 - v. Loyalty program: Applications will be accepted Feb 1 through Feb 29th, 2023.
 - vi. Recommendations to the BOD: None currently.
 - vii. Moorage financing: Investors will be presenting recommendations for financing to the Marina committee for review on November 19 at 11:30 am directly following BOD meeting at MBCC.
 - viii. 2023 Fund raising events were discussed.
 1. Polar Plunge: Velinda will poll our members whether to hold this event this year.
 2. Cinco de Mayo (Saturday, May 6th) Discussion was had to also have a “Chili Cook-Off” at this event in 2023 – “Tex-Mex” style.
 3. Oktoberfest – Tina Simms will chair this event at the MBC clubhouse. Tina will research the potential date of the event which will include Bratwurst and Beer. We need to find out what the “rent” will be.
 - ix. Next Marina Committee meeting: Saturday, November 19, 2022, at MBCC, 11:30am
- e. Public Relations/Membership (Chair Maureen Allen)
1. Maureen reported she attended the 10/13/2022 Sheriff’s meeting in Belfair. Chief Spurling announced that the department’s new budget will allow hiring of four more deputies in 2023. Discussion was also had about animal control issues. WA State Rep. Dan Griffey was a guest speaker and discussed that fentanyl is at epidemic levels across America. It is especially dangerous to young children.
 2. New owners: One (returning) new owner since the last report.
- f. Water: (Chairman Will James/Co chairs /Larry Pazaski/Randy Lord)

- i. Will reported there was a power outage on 11/6/22 caused by losing a phase during a wind storm. The generator did not start due to a low coolant alarm. He added one gallon of antifreeze and the generator started. He will contact the maintenance company to find and fix the leak as soon as possible. Will reported that nine properties exceeded their water allotment in the past 60 days. He said 14 accounts are past due and four are pending a service suspension. He also reported on the below financial information.
 - 1. Financial review:
 - ii. Water checking \$12,019.09, Reserve account: \$27,007.88.
 - iii. Five \$500,000 CDs with Our Community Credit Union at 3.25% for a 13-month term.
 - iv. Next meeting: to be determined.
 - g. Web Page Report: Sue reported she continues to update our website. She requests committee chairs to let her know of upcoming meetings so the date/time/location can be published on the website.
 - h. Block Watch: Sue reported there was only one incident reported the past two months: Another unsuccessful attempt of theft of gasoline from a truck. She sent her quarterly report to the Sheriff's office on October 5, 2022.
- 7. Other matters that may properly come before the Board. Each member is limited to approximately 2 minutes. Members will notify BOD upon signing in that they wish to be heard.
 - a. Merrisue Steinman email: "I am requesting that the discussion of dangerous dogs be added to the agenda for the next PSA meeting. I am tired of being charged by large dogs and hope to get some protections for law-abiding citizens walking in a public roadway. Thank you."
Merrisue discussed the above and reported she found the Sheriff cannot do anything about unleashed and potentially dangerous dogs. She demonstrated a few products such as a compressed air container and an air horn which may ward off a potential dog attack. Velinda suggested we add Rules & Guidelines regarding pet control in our community via the Governing Documents Committee.

A motion to adjourn the meeting at 11:34 a.m. was made by Larry. Will seconded the motion. Motion carried.

Respectfully submitted,

Susan M. Lord, Secretary