

PSA Marina Committee Meeting Minutes

Saturday, January 21, 2023 11:30am

Location: MBCC

1. Acting Committee Chair Velinda Brown called the meeting to order at 12:06 am.
2. Members Present: Velinda Brown, Tina Simms, Andrew Thatcher, Sue & Randy Lord, James Doty, Larry Koltz, Rob Koenig, Kip Miller, Merrisue Steinman, Larry Pazaski, Janice Moon.
3. Sue Lord read the minutes from the December 18, 2022 Marina Committee Meeting. A motion to approve the minutes was made by Tina Simms and Andrew Thatcher seconded the motion. Motion carried.
4. Velinda reminded us that the Loyalty Program will be from February 1-28th, 2023. Boaters are to submit their applications to Jan Moon with current registration and insurance. Applications are for members who rented slips in 2022. The BoD approved those individuals can rent as many slips as they did in 2022 for this year only. Single slips will cost \$400.00, Double slips (boats over 16 feet long) will cost \$800.00.
5. Update on Marina permits:
 - a. County bldg. permit: Velinda reported that John said Marine Floats will be doing the construction drawings as they are experts and have experience. He is working with their engineers to see what the timeline and cost would be. Marine Floats did the drawings for Port of Grapeview, Harstine Island and Port of Allyn's dock projects. CG Engineering did not have a problem with reducing the 21' fingers to 18'. They are hoping the pilings can be aluminum "coated" instead of being made entirely of aluminum.
 - b. Corp ESA (Environmental Species Act) permit: Marine Floats continues to discuss project approval. Currently discussion is centered on requirements of piling materials. No update to date.
6. Marina Financing
 - a. Velinda reported that the Board of Directors (5-2) rejected this committee's financial recommendations including a special assessment for building the new docks. We need to consider other suggestions on how to move forward. Velinda asked John to try to have a more specific, updated cost bid for the marina project, hopefully by the 1st of March 2023. Velinda will ask Quigg Brothers (ramp) to update their bid, as well.
 - b. Velinda reported that a large portion of the Marina reserve fund has been invested to provide higher interest rates:
 - i. Marina reserve: \$36,412.91
 - ii. CD via Edward Jones (12/10/22)
 1. \$50,000 cd (3 months) 4.3%: \$50,029.50
 2. \$50,000 cd (6 months) 4.6%: 50,079.00
 - c. Discussion was had about "building what we can afford" for docks A&B so they will be ready when the ramp is moved.
 - i. Can a wood dock be made? Velinda said there are new county regulations and codes that insists on wood and/or metal, only.

- ii. Velinda reported that Mitchell Lumber is making ready-made docks now which are compliant with the new code using wood and metal grating and she will check to see the costs.
- iii. It was reported that two more people said they may want to be investors should there be a need.
- iv. Discussion was had to replace just dock A&B (estimated to cost at this time: \$360,000.00). To do so, we would have to make the fees large enough to make payments for the term of the loan. That amount would be \$38,160.00 if **all** slips are rented at the \$400.00/\$800.00 fees.
- v. A suggestion was made to increase the dues (for example, \$25.00) and place the amount of the increase into a reserve called the "Marina Reserve Fund". If the marina needed the money, the Board could lend it for Marina expenses and the marina users can pay it back over time.
- vi. Brief discussion was had about "long-term" leases for a slip over a five-year period. One of the problems is that the lessee would not be making annual rental payments. Also, if the property transfers to a new owner, would the current owner be reimbursed by PSA or would the new owner "inherit" the slip?
- vii. A suggestion was made to send an email asking for donations to upgrade the Marina's 3rd dock. We can say "we will build what we can afford" (docks A&B) and hope that money can be raised/donated for Dock C.
- viii. Discussion was had about sending an email to PSA owners that we are "coming up short to fund the dock replacement. We need help to pay for the third dock and recommend an assessment of \$1,200.00 each lot". The Marina Committee can go to the Board of Directors to request this assessment with the knowledge that our membership would have up to two years to make the payment of that amount. The assessment can be voted upon by the membership at the July 2023 membership meeting.
- ix. It was discussed that the Board has a responsibility to maintain our community property for the enjoyment of ALL members.

7. Marina Fund Raising activities in 2023:

- a. Cinco De Mayo, May 5th
- b. July 3rd
- c. Labor Day, Sept. 2
- d. Oktoberfest on the 14th (or 21st) at the MBC Clubhouse. Will there be rent? Not known at this time. Do we need a liquor permit? Yes, Tina Simms, said.

8. Next meeting: TBD

Meeting adjourned at 1:15 pm

Respectfully submitted,

Susan M. Lord, Member