

PSA Board Meeting Minutes
Saturday, January 21, 2023
MBC Clubhouse, 10:00 am

Officers and Board members in attendance: Velinda Brown, Will James, Susan Lord, Janice Moon, Maureen Allen, Arlen Schwandt, and Larry Pazaski. Daniel McClough was excused from attending the meeting.

Association members present (as per sign in sheet): James Doty, Merrisue Steinman, Tina Simms, Rob Koenig, Jerry Swaser, Andrew Thatcher, and Larry Koltz.

1. Velinda called the BOD meeting to order at 10:02 a.m. and acknowledged the meeting will be recorded.
2. Presidents Report:
 - a. One Board member position still open. Velinda said there is a member who is interested in the position.
 - b. An email was sent to the Board requesting a vote on acquiring a CD from Edward Jones for the Park/Savings reserve. A majority of the board members approved. \$75,000 was transferred to the Park Reserve account from Savings and a \$150,000 CD was opened on 1/3/2023.
 - c. A reminder was sent out on January 17th to our PSA membership reminding them the annual dues were due on Jan 31st, 2023. The dues are \$280.00 and penalties of \$10.00 per month will incur starting Feb 1st if left unpaid.
 - d. The next newsletter will be sent after the January 2023 BOD meeting.
3. Secretary Sue Lord read the November 19, 2022 BOD minutes. One typing error was found in 6., d. (Marina Committee report). The language should be changed to "...move the loyalty Program to February...". Will James moved that the minutes - with correction - be accepted; Larry 2nd the motion; motion carried.
 - a. Old Business: 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." Velinda referred the issue of pet control to the Government Documents Committee.
4. New Business: There was no new business reported.
5. Committee Reports
 - a. Governing Documents: (Chairman Larry Pazaski, Co-chair Velinda):
 - i. Committee report: Larry discussed the Marina Committee and how he believes its suggestions for financing a Marina upgrade violates PSA's by-laws. Velinda said this conversation should be referred to the Marina Committee. Velinda will set a date in February for the next Governing Documents Committee meeting.
 - ii. Short term rentals: No Update
 - b. Facilities (Chairman Dan McClough, Co-chair Arlen Schwandt)
 - i. Arlen presented the Facilities report. There have been no known issues of vandalism or trespassing. During the winter freeze, the copper pipe for the men's urinal cracked. The committee will have it assessed and repaired by the March meeting. Flag is down for the winter months. There are 22 launch stickers from last year which can be used in 2023. Velinda said she will order more launch stickers when the 22 gets down to 5 ea.

The next meeting is to be determined.

- ii. Facilities update: Refer to the 2023 project list.
- iii. Recommendations to the Board: Purchase a Snow-Cone machine, approximately \$219.99, for sales during the summer (Diane Parrott has volunteered to sell the Snow-Cones). The sale of Snow-Cones will be a Park fund-raiser. Merriesue volunteered to purchase the machine. However, Will made a motion for PSA to purchase the Snow-Cone machine, Arlen seconded the motion. Motion carried. If Merriesue wishes to donate the cost of the machine, that is fine.
- iv. Launch update:
 - 1. County permits: Meeting with the county has been postponed until the construction drawings are done.
 - 2. Research by facilities committee pending regarding Dock A cost share will be presented after addition information about the finances are known.
- v. Park Fund raiser: N/A
- vi. Park reserve balance: \$13,037.60
- vii. Next meeting: TBD

c. Finance: (Chairman Jan Moon)

i. Financials

- 1. General checking: \$21,214.10
- 2. General Savings: \$25,171.43
- 3. 2022 balance, minus prudent reserve of \$5000, will be split between savings and the Park Reserve account: \$6,974 (\$3,487 each)
- 4. Jan asked that the committee chairs submit their budgets to her as soon as possible as the Finance Committee will be meeting soon to work on the budget which is to be presented to the Board for vote by the May meeting.

ii. Next meeting: TBD

d. Marina: (Acting Chairman Velinda Brown)

i. Marina committee report:

- 1. John Kavanaugh is setting up a meeting with Mason County for submitting permit and construction drawings. This will be postponed as we have learned that CG Engineering may not be able to produce the construction plans. However, Marine Floats can as they do have experience in doing so.
- 2. Corp of Engineers application: Discussion continues for requirements and approval of the planning permit.

ii. 2023 Projects update:

- 1. Repair/replace dock boards as needed.

iii. Marina Reserve balance: \$36,412.91

- 1. Edward Jones CD: Opened 12/15/22
 - a. \$50,000 at 4.35% (3 months)
 - b. \$50,000 at 4.60% (6 months)
- 2. Loyalty Program applications due Feb 1-28th

iv. Recommendations to the BOD:

- 1. Allow Loyalty Program participants to purchase multiple slips as they had in 2022. Discussion was had and the following motion was made by Jan: "To let the 'Loyalty' moorage owners rent the same number of slips they previously rented in 2022 for this year only." Sue seconded the motion, motion carried by a majority.

2. Marina committee renovation recommendations to the Board. Discussion began on the following issues:
 - a. Install Launch in 2023 (reminder the “fish window” will be from July 15 to August 15). No comments.
 - b. Install docks in 2024. No comments.
 - c. 18-foot fingers on all docks. No comments.
 - d. Assessment to members including the investors: \$3000.00 per lot. (The assessment to the lot-owners represents ½ of the estimated cost of the docks and the other half will be covered by the investors. The investors expect it will take 10-12 years to be repaid.)
 - i. Member assessment payment deadline would be June 1, 2024. (May be paid in two installments, \$1500.00 each in 2023 and 2024.) and invoices will be sent by the bookkeeper. “Case by case” should there be a need for a lot owner to make monthly payments.
 - ii. Liens filed will include reimbursement of recording fees (initial filing and release of lien when paid).
 - e. Waterfront owners are exempt from recommended assessment but if a waterfront owner wants to rent in the marina, they must pay the \$3000.00 assessment and the slip fee.

Discussion was had on the proposed assessment. Both Maureen and Larry said that a lawsuit will be made against the Board if it accepts the proposal. Larry submitted a motion that the Board reject the assessment recommendations. Maureen seconded. Motion carried with a majority (5-2).

- f. PSA general membership to pay up to \$70,000.00 for 30 feet of Dock A that will be used for members who only launch watercraft.

Discussion was had on the proposed shared cost for the 30 feet of Dock A. Will made a motion for the park account and dues to pay ½ of the 30 feet of Dock A that is used as a watercraft launch. Sue seconded the motion, motion carried.

Will made a motion to table points “i-m” on the agenda and refer the marina issues back to the Marina Committee for re-evaluation. Larry seconded the motion. Motion carried.

- g. 2023 Recommendations for Jet Ski slip: \$400 (approved at the November Board meeting)
 - h. 2023 Recommendation for boat slip: \$800 (approved at the November Board meeting)
 - i. Investor loan amount: \$50,000 each (\$250,000-\$300,000 total), Interest paid at 5%
 - j. Payments to be dispersed to investors on July 1st annually.
 - k. Open investor savings account and can be invested
 - l. Length of term would be 10-12 years or whenever final payment is made to investors.
 - m. Contract with PSA for the loan
 - i. Contract will include heirs as beneficiaries
 - ii. Investors will have their own attorney to write contract and PSA’s attorney will review
- v. Fund raising events:
 1. Polar Plunge (later than Jan 1st?) no decision

2. Cinco de Mayo will be held Saturday, May 6th, from 5:00-7:00 pm
3. July 3rd will be held from 6:00-8:00 pm
4. Labor Day Spaghetti Feed will be held on Monday Sept. 4th from 5:00-7:00 pm
5. An Octoberfest marina fundraiser was proposed by Tina. She is willing to chair the event. Velinda moved this suggestion to the Marina Committee for planning.
- vi. Next meeting: Saturday, January 21, 2023 at MBCC, 11:30 am

e. Public Relations/Membership (Chair Maureen Allen)

1. Sheriff's meeting report: Maureen reported there was a good turnout for Sheriff Spurling's first meeting at Spencer Lake. He said he wants these meetings to be called "Citizen Advisory Meetings". He discussed meeting with his employees as he took office. He said the Sheriff's Dept is going to continue to support Special Olympics as the staff enjoys doing so. The county jail is understaffed, and the situation is affecting the entire criminal justice system. He said there is no funding, no officer, no housing, and no medications available to bring back animal control to Mason County. At the second meeting, Sheriff Spurling talked about the entire county territory and lakes that need to be covered by a few shift officers. More discussion was had about the lack of animal control and the hope of a new jail being built.
2. New owners (no report)

f. Water: (Chairman Will James/Co chairs /Larry Pazaski/Randy Lord)

- i. Will reported PSA's Water Rights were approved by the Health Department for the next ten years. In addition, the needed repair (a faulty rubber plug) was made to the back-up generator. The coolant leak was tested and deemed fixed. Will urged all PSA members to monitor their water usage. He recommends members check for leaks and turn off the water when leaving their property for an extended time.
- ii. CD interest review:
 1. Water checking \$21,523.04, Reserve account: \$27,009.15.
 2. CD's: (5) \$500,000 with Our Community Credit Union at 3.25%
- iii. Next meeting: TBD

g. Web Page Group (Susan Lord)

Report: Sue reported she continues to update the webpage as information becomes known.

h. Block Watch (Sue Lord)

Report: Sue reported there were two incidents in the past two months. She will send her quarterly report to the Sheriff's office.

6. 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. There were none.

A motion was made to adjourn the meeting by Will, Maureen seconded the motion. Motion carried. The meeting was adjourned at 11:55 a.m.

Respectfully submitted:

Susan M. Lord, Secretary