

PSA EMERGENCY BOD MEETING MINUTES

Friday July 21, 2023, 7:00 pm

Location: The Hut

Officers and Board members in attendance (as per sign-in sheet): Velinda Brown, Sue Lord, Kevin Killinger, Larry Pazaski, Maureen Allen, and Daniel McClough. Will James and Arlen Schwandt were absent. Eric Fiedler was absent but provided a proxy for votes during this meeting.

Association members present (as per the sign in sheet): Warren Zeitelhack, Randy Lord, Kip Miller, Theresa Collins, Ray Readwin, Walt Julian, Rob Koenig, Dan & Tina Simms, Dan and Jeremy Wolfe, Aaron and Diane Parrott, Steve & Theresa Ancich, Daniel O'Brien, Larry Allen, Tobin & Cheryl Smith, and Bruce Karl.

1. Velinda called the BOD meeting to order at 7:08 pm. She acknowledged the meeting will be recorded. (However, the meeting did not record for an unknown reason.)
2. President's Report: Velinda said the purpose of the meeting was to consider the marina committee's recommendation to the Board for replacing Dock C.
 - a. Marina (Chair Velinda Brown, Co-chair Kip Miller):
 - i. Permit update:
 1. Fish & Wildlife permit approved 6/2/2022
 2. Mason County: bldg. permit submitted June 6th: As per Mason County permit specialist, Genie McFarland, 7/6/23, our permit has been routed and could be approved in the next 2 weeks. At that time we will be required to pay for the permit based on our construction (verbal only) estimates. We are not required to provide the contractors or the bids for construction.
 3. Corp of Engineers: The Corp of Engineers (JARPA application submitted June 29, 2021) are reviewing our permit so we cannot do any work near the water until approval. The application is not complex enough for a site visit so will be reviewed at the desk level, according to Samantha Stanford, Project Manager, Biologist. No update on permit approval. All required information has been provided.
 - ii. Presentation by Kip Miller, Co-chair of the Marina Committee. Kip reported he had been talking with two of the recent vendors we had contacted about bidding on the dock replacement project. He contacted both Lakeshore Construction and Mitchell Lumber and found that ***providing we get our county permit in time***, Lakeshore Construction would be able to build and replace Dock C by September 30th – the new “fish window” deadline. Because we already have the funds to pay for Dock C's replacement, we can get this done, he said.

Kip said the contractor believes they can get the project done in a matter of days. He also said that the pilings will be epoxy-coated as stated in the estimate by Lakeshore. LarryP questioned the size of the pilings. Kip said the pilings will be sized as required by their engineer. Velinda reminded us that Quigg Brothers will not do anything for us outside of the Marine Floats bid for Dock C. Kip said the pilings will not be “willy-nilly” as they will be inspected by the county to be sure they are to code.

LarryP says he wants “clarity of everything.” Velinda said that all drawings and reports have been reviewed by the county and have been sent to the county's Building Department and Fish & Wildlife. Velinda stated that all reports (ZipperGeo, CG Engineering, etc.) required by Mason County were provided to contractors prior to them submitting their bids for Marina launch and dock replacement. The Marina Committee

chose Lakeshore Construction due to its bid. We do not have a contract yet. Kip said that Lakeshore Construction was recommended by a member of our Board of Directors plus many other happy customers.

LarryP is concerned about a report by an engineering company called ZipperGeo Consultants. This firm provided a limited geotechnical report for the proposed Paradise Estates Marina replacement in 2019. LarryP asked if everyone had seen this report as he is concerned that Lakeshore Construction will not follow the recommendations of ZipperGeo. He asked Kip if he had read the report. Kip said he had not read it yet.

Discussion was had about possible change orders. Kip said he met the contractor and walked through the job together. He will ask them to provide a new bid that states the docks will have 18-foot fingers (as opposed to the 21-foot fingers they quoted). Velinda verified the county will not be concerned with reducing finger sizes. But this should ensure there should not be a need to have a change order.

- iii. Velinda said we will have enough money to fund the Dock C replacement.
Marina Reserve balance (see financial report) as of 7/11/23.
 - 1. 2023 Moorage collected: \$37,495
 - 2. Marina reserve: \$73,295.66
 - 3. CD's in Edward Jones
 - a. \$50,000 CD (3 months) 4.3%: Matured \$536.30
 - b. Reinvested (3 months) 5.05% matured 6/30/23: \$636.34
 - c. Reinvested \$51,000 7/5/23 5.2% matures 10/16/23
 - d. \$50,000 (6 months) 4.9%: Matured 6/15/23: \$1,146.85
 - e. Reinvested \$52,000 6/22/23 5.35% matures 9/22/23
 - i. Total funds available \$176,295.66
- iv. Sue presented a motion to the Board: "I, Susan Lord, make a motion to accept the marina committee's recommendation to replace Dock C using the existing marina reserve funds, of which the current balance is \$176,295.66 (includes marina reserve and CD's, as of 7/11/2023. I also include in this motion, for the PSA Board, to except Jack Daniel Lakeshore Construction as the contractor, for this project, and accept the bid amount presented, as of July 13, 2023, for up to \$110,290.25. Lakeshore Construction's bid includes removal of old pilings and installation of 5 new epoxy coated pilings and installation of Dock C, to include 7 fingers up to 21 feet long. All work, pertaining to Dock C, must adhere to the requirements of the permits granted by Fish and Wildlife (approved June 2, 2023), Mason County Building Department (in process), and the Washington State Corp of Engineers (JARPA) (in process). All permits must be approved before any work is started. Completion of the project, unless otherwise approved by the aforementioned agencies, must occur within the 'fish window' which is June 1 through September 30, in any given year, not to surpass September 30, 2025." Daniel seconded the Motion. Discussion was had about a couple errors in the motion. It was decided to amend the motion and re-state it for clarity.

Discussion was had about the motion. LarryP attempted to read the ZipperGeo report to Marina Co chair, Kip Miller, during the discussion following the motion to approve the Lakeshore Construction bid for \$110,290.25. Larry was shouted down by members in attendance who did not want the report read to them. Director Pazaski continued in an attempt to read the report but was interrupted as he attempted, and failed, to read the ZipperGeo Conclusions and Recommendations to the Board and members in attendance.

Sue presented a revised motion to the Board: "I, Susan Lord, make a motion to accept the marina committee's recommendation to replace Dock C using the existing marina reserve

funds, of which the current balance is \$176,295.66 (includes marina reserve and CD's, as of 7/11/2023). I also include in this motion, for the PSA Board, to **accept** Jack Daniel Lakeshore Construction as the contractor, for this project, and accept the bid amount presented, as of July 13, 2023, for up to \$110,290.25. Lakeshore Construction's bid includes removal of old pilings and installation of **seven** new epoxy coated pilings and installation of Dock C, to include seven fingers up to 21 feet long. All work, pertaining to Dock C, must adhere to the requirements of the permits granted by Fish and Wildlife (approved June 2, 2023), Mason County Building Department (in process), and the Washington State Corp of Engineers (JARPA) (in process). All permits must be approved before any work is started. Completion of the project, unless otherwise approved by the aforementioned agencies, must occur within the 'fish window' which is June 1 through September 30, in any given year, not to surpass September 30, 2025." Daniel seconded the motion. The motion carried. six "yes" (Velinda Brown, Sue Lord, Kevin Killinger, Maureen Allen, Daniel McClough and Eric Fiedler) votes and one "no" (Larry Pazaski) vote.

- v. Discussion was had and Daniel pointed out that all proposed work for Dock C is in compliance with the County. He wondered if we need a motion to pay for the building permit. Velinda indicated we do not need a motion, yet, at that time. The projected cost of Dock C will be \$127,790.00 for everything.

Daniel also asked if we would need to cash out some of the CD's before their term.

Velinda reported that it is possible, but we would lose three months interest, only.

- vi. Velinda said the Marina Committee will meet to look at the contract together.

3. There were no other matters that came before the Board.

4. Daniel made a motion to close the meeting. Kevin seconded the motion. Motion carried unanimously.

Respectfully submitted,

Susan M. Lord, PSA Secretary