

PSA Marina Committee Meeting Minutes
Saturday, January 27, 2024, 11:30am
Location: MBCC

1. Co-Chair Velinda Brown (co-chair Kip Miller) called the meeting to order at 11:47 a.m.
2. Members Present as per the sign-in sheet: Steve and Theresa Ancich, Sue and Randy Lord, Bob and Marilyn Miller, Kip Miller, Velinda Brown, Misty Nault, Jon Godbolt, Warren Zeitelhack, James Doty, Rob Koenig, Steve Capatch, Jerry Swaser, Larry Koltz, and Janice Moon.
3. Approval of 9/16/2023 committee meeting minutes: Velinda read the minutes. A motion was made by Marilyn to approve the minutes as read. Tina seconded the motion. The motion carried unanimously.
4. Velinda provided an update on Marina permits:
 - a. Fish/Wildlife/National Marine Fisheries approved the “fish window” for July 1 through September 30, 2024.
 - b. Velinda said, like last year for Dock C, we will need to remove Docks A & B in mid-September. We will need volunteers and trucks to remove the docks.
5. Velinda discussed the resolution of the contractor bids for Docks A and B.
 - a. The Lakeshore bid for Docks A & B has been approved by the board.
 - i. Dock A: \$90,027
 - ii. Dock B: \$139,124
 - b. The Soundview bid for the launch was submitted to the BOD for approval of \$199,911.00 at today’s meeting. The bid was approved by the Board.
 - i. Kip had also offered to finance a portion of the bid, if needed. Velinda believes we will not need the financing.
6. Launch and Marina Docks demolition and replacement. Velinda provided the timeline for replacement of Docks A and B and the launch.
 - a. Launch: Kip will probably start mid-July 2024.
 - b. Dock A & B removal
 - i. Volunteers will be needed in mid-September.
 - c. Dock A & B replacement by Lakeshore Construction.
 - i. Pilings to be installed by Sept 30, 2024.
 - ii. Docks will be installed after September 30, 2024.
7. Marina Project Financing:
 - a. Launch portion of Dock A (1/3rd paid by general park fund at \$27,009.00)
 - b. Launch fund 12/31/23:
 - i. Park Reserve: \$17,508.00
 - ii. Savings fund: \$37,510.00
 - iii. CD: \$156,000.00
 - c. Marina reserve fund (12/31/23):
 - i. Investors: Received funds \$125,000.00
 - ii. Gangways (3) were already purchased at the cost of \$18,788.57.
 - iii. Marina reserve: \$22,217.00
 - iv. CD: \$152,000.00 (2)
 - v. Investors will deposit up to an additional \$125,000.00 when needed.
8. Fund Raising activities 2024:

- i. Polar Plunge: Tentatively scheduled for April. Velinda said the local Mason County fire department station indicated they would be interested in cooking breakfast, then participating in the plunge. Tina and Velinda plan to meet with the department to secure a date. Breakfast will be from 10:00-noon. The plunge will occur at noon.
- ii. Cinco de Mayo Taco Bar scheduled for Saturday, May 4th.
- iii. July 3 Barbeque is scheduled for Wednesday, July 3rd. A band will perform, as well.
- iv. August Luau hosted by the Parrot's and Pat Wood.
- v. Labor Day Spaghetti Feed will be held on August 31st.
- vi. S'mores campfire at the Park sometime in December. Velinda said we had our first campfire in 2023 and it was fun!

9. Loyalty Program:

- i. Applications are due February 1-February 29 for members who are eligible for the loyalty program.
- ii. Velinda thanked Jan Moon for agreeing to take care of the loyalty program this year. Discussion was had about the application and relevant documentation. Velinda and Jan agreed that loyalty members' insurance and vessel registration will be retained from last year and do not need to be resubmitted with the 2024 application for a slip providing the information is still accurate. However, the members were asked to provide a copy of the 2024 vessel registration and a copy of their vessel insurance to Sue and Jerry when they have updated each during the year.
- iii. Slip assignments will be different for Dock C. Velinda reminded the committee that the west side of Dock C is meant for personal watercraft and the east side for boats. Discussion was had about the loyalty program. It is possible there may be controversy this year in assigning boat moorage. Since the other two docks have not been moved yet, we may need to move boats around this year to best accommodate them. Much discussion was had. It was decided that the Loyalty Program boat owners will meet on Saturday, March 9, 2024 at the Hut at 11:00 a.m. to measure/estimate boat placement on Dock B and C. Jan will not assign slips to the Loyalty boat owners on Dock B or C until they meet on March 9th in order to decide where their boats will fit within the current dock configuration.
 - a. It was decided that Loyalty program boat owners who had previously been assigned to Dock A should be able to maintain their slip from last year. Jan can assign slips to those owners.
 - b. Velinda will create a list of Loyalty owners who have paid in the Loyalty program this year to discern which members will need to attend the March 9th meeting for slip assignments. She will send an email to those owners to remind them of the meeting.
- iv. Discussion was had about the new gangways. Kip has offered to install the gangways to the docks this year. He said he had some fellows who will help with the installation. There will be a gangway on Dock C so boat owners may walk the Dock to measure slips for boat placement on March 9.
- v. Discussion was had about the sharp-cornered dock "rings" that go around the pilings. There may be a need to put a protective covering around them to avoid boat damage. Kip said the rings should not be a problem providing the boat owner ties their boat to the fingers. Velinda said we have discussed in the past that we should have "standard" bumpers for our new docs. She said Kip is looking into choices and costs for such. She said it would be nice for the marina to have a "standard" look.
- vi. Kip said he will begin the grading work first, after July 4. In addition, he will need to remove the old launch before installing the new launch. The new launch should

not be used for 28 days after placement, so that means it will become available around the first of August. He intends to send out informative emails to the Marina Committee to keep them apprised of his work schedule.

- vii. Velinda said this is a “transition” year and hopes we will be patient with the work that must be done in the marina this summer. She also reminded us that only one slip can be rented by Loyalty plan members during February; on March 15 all PSA boat owners can rent a slip; and on April 15 members can rent additional slips.
- viii. Velinda and Kip were asked if there are plans in the future for adding fingers to C Dock if we find it may be necessary. They explained that they did ask that question of the County and learned that it would require a new permit. Rob mentioned a “seasonal use” option we could investigate. He suggested we look into drive-up ramps on the shoreline of the marina. They could be placed between docks and they must be removed at the end of the season. Velinda said she will look at the permit to see if we need to have an inspection of Dock C now that it is complete.
- ix. Rob asked about the investor contracts. Velinda explained there are five member investors and the re-payment terms are 5% interest for a term of about seven years. The payment will be one annual payment to be made on July 1st of each year. There is no collateral required in the contract.

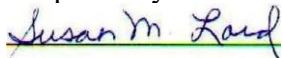
Velinda reviewed the Marina Project financials for the committee. As it was learned that Lakeshore Construction (docks/pilings) does not require a down payment for Docks A and B until May or early June, 2024, the investors had invested \$25,000.00 each, so far. They will invest up to another \$25,000.00 each (if that much is necessary) for the replacement costs for Docks A and B.

- x. Randy brought up the need for repairs to the ski dock. He wondered if someone could bring equipment to turn over the dock (currently located in the marina) so repairs can be made to it. Kip said he could do so. It was agreed that this job could be done after the meeting on March 9th. Volunteers will be needed. Velinda reminded the committee that Daniel needs to be informed of this proposed repair and date.

10. Next meeting: March 16, 2024; 11:30 am at MBCC.

A motion to adjourn the meeting was made by Randy. Kip seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:55 p.m.

Respectfully submitted,



Susan M. Lord, Secretary