

PSA BOD MEETING MINUTES
Saturday, September 21, 2024, 10:00 AM
Location: The Hut

Officers and Board members in attendance (as per sign-in sheet): Velinda Brown, Susan Lord, and Tina Simms. Excused: Maureen Allen, Kip Miller, and Forrest Strickland. Absent: Will James and Daniel McClough. Association members present (as per sign in sheet): Rob Koenig, Randy Lord, Dan Simms, and Jerry Swaser, caretaker.

NOTE: Prior to the meeting, discussion was had whether there was a quorum (5) of Board members. As Velinda had proxy votes for two excused members, she believed we had a quorum. Will claimed our by-laws did not allow proxy votes to be figured into the question whether there was a quorum. He left the meeting.

It was later decided that a quorum required five board members to be present according to our Bylaws under Article 4. The proxy votes in this matter were invalid for conducting business. Therefore, the Caretaker Winter Contract and the approval of the July BOD minutes will be voted upon later. The meeting continued for informational purposes for our membership.

1. Velinda called the BOD meeting to order at 10:12 a.m. and acknowledged the meeting was being recorded.
2. Presidents Report:
 - a. Velinda reported that the MBCC rental has been secured for Nov 2024, Jan and March 2025.
3. The July 20, 2024 minutes will be scheduled for approval at the Board's next meeting in November.
4. Old Business:
 - a. Velinda reported a request by Maureen for the cost of the dock bumpers. Velinda sent our Mastercard charge detail via e mail to her on 7/20/24.
 - b. At the last meeting, Rob Koenig asked if all slips were rented in 2024. Velinda reported they had.
 - c. Velinda requested Will to have a Water Committee meeting soon.
5. New Business:
 - a. Velinda reported that Carmen Maletta requested financial help with removing two dangerous trees on two of his rental properties adjacent to the marina and park. He said the estimate to remove them is \$8,000.00. He hopes PSA can help him with the fee as he believes if they fell, they would damage PSA property. Velinda consulted our insurance agent, and the agent replied we are not required to help him with this expense. The agent said that now that the member has identified the two dangerous trees to us and if something should happen, he is totally responsible.
6. Committee Reports
 - a. **Governing documents** (Chair Tina Simms)
 - i. Committee report: Tina said she has nothing to report.
 - b. **Facilities** (Chair Dan McClough)
 - i. Daniel did not submit a report and is absent today.
 - ii. Velinda reported that the Park reserve is at: \$48,748.21.
 - iii. Velinda submitted the Caretaker's Winter Contract for approval by the board via email on Wednesday, September 25th. She said there had been no changes in the contract since last year. A motion was made by Sue Lord to approve the Winter Contract. Will seconded the motion. The motion carried.

- iv. Launch update:
 - 1. Construction update:
 - 1. Velinda said the launch is due to be completed by Sept 28, 2024, or a bit later.
 - 2. She said the final installment payment of \$39,911.78 is due upon completion in September.
- v. Park Funds raised:
 - 1. Polar Plunge: \$50.00
 - 2. Cinco de Mayo: \$140.00
 - 3. July 3rd BBQ, dance: \$325.00
 - 4. Luau (Aug 6th): \$457.00 (donation from Parrott's and P Wood)
 - 5. Poker run: \$210.00 (donation from Parrott's and P Wood)
 - 6. Raffle: \$102.00
 - 7. Spaghetti feed: \$630.00
 - 8. Brats and Brew Fest Sept 28th at the MBCC from 4-8 pm. Cost is \$15.00 per person or \$25.00 per couple, in advance. Tina reported there are 59 reservations so far, however, very few are from PSA. So, she said, please spread the word about Oktoberfest. If you wish to bring a dessert item to share you are free to do so. Tina said she will hang decorations on Friday, Sept. 27th at 10:00 a.m. and if anyone is able to help it would be appreciated. Velinda commented that over the year, our fundraisers have done well.
- vi. Next meeting: TBD

c. **Finance:** (Chair Forrest Strickland was excused)

- i. Velinda presented Forrest's financial report. The report says that Velinda continues to transfer financial responsibilities to the treasurer. Forrest reported he has submitted all the necessary reports for this meeting, and they seem to reflect normal operations for the association. We are beginning to realize significant savings with our new bookkeeping fees. Forrest reports that for the remainder of 2024, he will monitor our variance as compared to the 2024 budget.
 - 1. General checking: \$27,000.85
 - 2. General Savings: \$ 9,710.05
- ii. Sue will check if we have the correct email address for Forrest in our Google Email group as he is still getting PSA email at his old email address.

d. **Marina:** (Chair Kip Miller was excused)

- i. Velinda presented the Marina committee report: On July 15th Soundview started the boat launch project. Demo work included removing the old boat launch and bulkhead. In addition, they began grading and removing extra soil. New precast concrete panels (the underwater portion of the ramp) were installed in the water on August 20th. On August 28th the new concrete boat launch was installed. On August 26th framing and prep work for the new ADA ramp began. On September 7th, about 30 volunteers - under the direction of Kip - removed the old docks A and B and transported them to the Mason County Transfer Center. The total cost for the disposal was \$2030.29. As of the week of Sept 16th, Lakeshore had removed the old pilings and begun installing the new ones. The two new docks will be constructed off-site and will be installed around Thanksgiving, 2024. The mitigation planting for the marina is almost complete. The ADA ramp will be poured on September 19th.

1. Bumper costs as of 9/16/24 were \$7,954.00.
- ii. Marina reserve balance is \$48,639.05.
- iii. OURCU CD balance as of 8/31/24 is \$113,901.47.
- iv. 2024 Marina Projects update:
 1. Final payment due November 2024: \$114,151.98. Velinda explained that our CD matures in December. She had mentioned that to Jack of Lakeshore Construction and he suggested he would wait for payment until December so the CD will not need to lose any interest accrual.
- v. Next Marina Committee meeting will be Sept 28,2024 at 11:00 am at the Hut. Discussion will include bumper installation, the Loyalty Program, and Marina slip fees for 2025.

e. **Public Relations/Membership** (Chair Maureen Allen was excused.)

- i. Velinda reported on new owners in PSA. There is a sale pending on Shore Dr (Robert Hay). It was supposed to close on 9/30/24 but apparently had already closed. There are two additional properties for sale and possibly a third according to Velinda.

f. **Water:** (Chair Will James absent)

- i. Will submitted a Water Committee report. He detailed we have had a few water system outages due to the “on-service booster pump controller” faulting. The controller has been replaced. Additionally, the “mission communications” monitoring and reporting system had failed. The motherboard and communications modem are not powering up. Parts are on order, and they will be installed when received.
Will has submitted requests for a quote to asphalt companies to repair a section on Mason Lake Road which degraded during a main-line rupture last December. He also reported that on September 8th, he flushed the water main piping via the blow-off standpipes. He has begun marking water shut-off valves with blue paint and blue reflective poles. He has more valves to locate. Will intends to hold a water committee meeting in the next 30 days. He needs to know which topics are of concern to the members to help create an agenda.
- ii. Water checking: \$15,646.57.
- iii. Reserve account: \$66,52.40.
- iv. CD’s: (5) \$510,000 OUR CU at 5.26% matures 12/29/2024.
 1. 2024 interest: \$ 3,901.47 each x 5= \$19,507.35.

g. **Web Page:** (Susan Lord)

- i. Sue said she updates the Google e-mail group per instructions from the President. She also updates the PSA website for all known upcoming events frequently. She learned during the meeting that the date had been changed for the “Campfire and S’mores” gathering in December and said she would change it on the website as soon as possible. The corrected date is December 7th.

h. **Block Watch** (Sue Lord)

- i. Report: Sue thanked the PSA BOD for allowing her to provide community updates for the Neighborhood Block Watch group which she co-chairs. (It is not a board position.) She said there was one troubling incident which occurred during the past two months. The event involved an older male stranger in a car speaking to a child through an open car door on one of our neighborhood streets. A member of our community asked the child to move on and questioned the driver if he could help him. Later, the community member talked to the child. The child told him the stranger wanted him to get into the

car. As this incident was potentially dangerous to a child, Sue reported that she sent an email to our membership describing the encounter.

7. Other matters that came before the Board: Randy Lord asked whether we will have the Loyalty Program next year. Velinda said that is something which will be discussed at the next Marina Committee meeting next week. Velinda said she will check the by-laws about proxies. If she cannot find a by-law that addresses the issue, she will contact our attorney. Discussion was had that the Board can bring a motion via e-mail to the Board, a second can be had, and voting on the issue may occur.

Meeting adjourned at 10:33 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Susan M. Lord". The signature is written in a cursive style and is underlined with a green line.

Susan M. Lord