

HIGH BAR HARBOR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
March 20, 2005

Board members present:

Hugh Gray
Sam Alloway
Rich Ericsson
Mike Drago

Pete Hoeltje – Marina Manager

Meeting convened at 12:00 PM

Discussion Items:

Preparation for new season. Items that need to be done by Mid April:

- Pete to make arrangements to clean and detail clubhouse prior to Mid April
- Waste oil found on premises to be removed by 1 April, arrangements have been made.
- Pete to obtain 2 quotes to have parking lot swept and cleaned. Should be about a half day job. Should be completed prior to 15 April
- Awning to be installed by 1 April
- Bathroom renovation to be completed prior to 15 April
- Quotes have been obtained to have the decks pressure washed and stained. This has not been done for a number of years, and the integrity of the wood is at risk. The board voted to approve the work, to be done ASAP. The cost for the total job is approximately \$4200.00 complete. Pete will obtain a final figure which does not include the cedar handrails.
- Pete to research with local landscapers a contractual arrangement to address the improvement of the club from a grounds perspective. Judicious mulching can greatly improve the appearance for relatively small cost. Discussion included the tear-out and disposal of the remnants of the old fence on the south side of the club. Results will be reported to the board ASAP.
- Pete to investigate use of local labor resources for the short term activities regarding club readiness.

Other items of discussion:

- Storage shortage – The lack of adequate storage for club assets was discussed. Club assets are deteriorating due to lack of adequate storage. Pete will investigate the options for obtaining additional storage resources. Mike Drago suggested a visit to a facility on Rt. 9 that has ready-made solutions. Pete will report back to the board with the results.
- Investigation of possible cost savings with waste pickup – Pete has looked into this and we have a contractual obligation until March 2007.

High Bar Harbor Condominium Association, Inc. — Minutes of Board of Trustees Meeting, 20 March 2005

- The pool should be opened no later than mid-May to ensure that it is ready by Memorial Day weekend.
- The subject of accommodating the arrival of transient rentals was discussed. We need to ensure that there are adequate resources in daylight hours to handle any transients that might be arriving or departing. Pete considered this a scheduling issue that will be no problem.
- Bulkhead – Pete and Monica have attempted to contact Mr. Butterick regarding arrangements/estimates for the proposed bulkhead work. Pete will pay a personal visit to close this loop. An additional item here is the obtaining of a quote to do some spot dredging in the marina.
- Dock boxes – Pete to complete a survey of the marina's dock boxes regarding conformance to the rules for their use and placement. The results will be reported to the board. There is a concern that the weight/placement of the boxes is causing undue stress/damage on the dock structure. A first step is to ensure that the owners are following the current rules.

Meeting adjourned at 2:30