

HIGH BAR HARBOR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
JUNE 26, 2005

Board Members Present:

Hugh Gray
Rich Ericsson
Roy Rapp
Sam Alloway

Communications Committee Present:

Kurt Krumpholz
Ed Meline
Alex Millerand

Also present:

Pete Hoeltje - Marina Manager
Monica Johnson - Office Manager

Meeting Convened at 10:00 AM

Discussion Items:

Communications Committee

- Communications Committee- The Communications Committee is looking into the wireless network that is currently being used at the marina. The Committee is currently looking into how far the wireless network reaches out to the docks and what can be done to improve the wireless network for the members.
- The Communication Committee received a motion of approval from the Board of Trustees to establish a bulletin board on the HBHYC website. The bulletin board would include various subsets that would include fishing, sailing, and social events.
- The Communication Committee also received a motion of approval from the Board to establish a **helpful links** section on the HBHYC website. The **helpful links** section includes the local weather, marine forecast, fishing report and a fishing regulations summary sheet. The **helpful links** section is already posted on the hbhyc.com website.
- Minutes of the Communications Committee meetings will be sent to the Board for review and discussion.

The Bylaws

- A discussion took place on changing the Bylaws to allow the Board of Trustees election to be held in the summer versus the winter of 2006.
- A special meeting will have to be held to change the election and would have to be announced through a special mailing announcing the meeting and the purpose of the meeting. To change the By-laws, a 2/3 by proxy is acceptable if the intention to change a specific Bylaw is announced.

Maintenance of Vessels or Hydro-hoist

- The Trustees discussed the poor and possibly dangerous conditions of certain vessels in the marina. A letter will be prepared and sent to the any slip and/or vessel owner notifying them of the conditions. Pursuant to the By-laws it is up to the slip/vessel owner to properly maintain all vessels and keep them "clean and in a good state of repair". The letter would address a time frame for repair to be completed by the slip/vessel owner. If the work is not completed by the owner, management would take the necessary actions at the owner's cost.

Handicapped Parking and Signs

- A letter was received from a member addressing the appropriateness of the handicap signs and the number of parking spaces on the south side of the parking lot. The matter will be addressed in a prompt manner to ensure compliance. A handicap sign will be posted for vans that are handicap accessible.

Liability and Workmen's Compensation Insurance Audit

- Liability Insurance Audit - The liability insurance has increased 28% this year. This is a result of the insurance policy being underestimated for the last three years. The increase will raise the liability insurance \$700.00 a year.
- Workmen's Compensation Insurance - The workmen's compensation insurance has increased 25% this year. This primarily is due to a payroll increase during the 3rd quarter of 2004. The increase will raise the workmen's compensation insurance about \$1800-\$2000.00 this year. The good news is, payroll has been declining since the 1st quarter of 2005 and the workmen's compensation will most likely go down next year.
- Some issues of concern were raised during the insurance audit. They include:
 1. More than one boat in a slip, other than dinghies.
 2. The methods used to tie certain boats to the dock, inhibiting quick maneuvering of boats in an emergency.
 3. The bolting of certain structures to the docks without the approval of management.

Insurance Policies

- The Board of Trustees was informed that the office is lacking the proper copies of member's and tenant's insurance policies and a current copy of registration from 93 members.
- Phone calls will be made to all members who have not provided the proper paper work.

Financial Worksheet

- The financial worksheet was reviewed and discussed. The budget looks in good shape and will be discussed at the owner's meeting, July 9, 2005. The repairs on the docks, bathrooms and bulkheading project are being paid out of the capital reserve.
- Any member who has outstanding balances on condo fees will be getting a phone call to remind them to please make a payment to the club.
- The Board of Trustees would like to see shirts ordered for the employees, which was not in the budget but has since been approved for order.

Update on Work at the Marina

- Bulkhead Project - Buterick is moving forward in repairing the bulkheads. Approximately 65–70% of the re-sheathing restoration has been completed thus far. They have been working with the tides to achieve maximum time on the repair daily.
- The work being done on the Docks is making a huge difference in appearance. The Docks will be completed over the next few weeks. The funds for completing the finger piers will be allocated in next year's budget and will be included in the preseason projects after this winter to complete the surface restoration.

Meeting Adjourned at 12:40 p.m.