

HIGH BAR HARBOR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
Saturday, January 14, 2006

Board Members Present:

Hugh Gray
Rich Ericsson
Roy Rapp (by phone)
Sam Alloway
Mike Drago

Other Attendees:

P Hoeltje -- Marina Manager

Meeting convened at 10:15 AM

Discussion Items:

- Financial
 - Accounts receivable issue – Pete is to insure that the phone calls to the delinquent owners are done on a timely manner. Rich agreed to provide a draft of a follow-on letter that will be sent reminding the delinquent accounts that liens against the slip may be forthcoming. A reminder to all owners was suggested as part of the normal communications Monica will prepare an aging report for all delinquent accounts to be reviewed at each board meeting.
 - Cable bills – It appears that we are overpaying the cable bill. Pete will visit the Comcast customer support office and resolve. Pete will also develop an approach for next season cable utilization. It is still desired that there be a bulk cable agreement of some sort, but the current process appears broken.
 - Disputed bills – There is at least one disputed bill requiring resolution. Monica is to arrange a meeting or teleconference with all parties so that this issue can be resolved. For the future, any disputed bill should receive immediate attention so they don't drag on.
- Marina and Grounds.
 - Clubhouse renovations – The clubhouse interior is currently being painted, and the floors are being refinished.. They have already been sanded and are awaiting staining and polyurethane finishing. Several holes in ceilings and closets have been repaired. All sinks and toilets have been re-plumbed with new faucets and valves.
 - Pete is to update his to-do/done list and post on the website.
 - North side walkway – Pete will obtain estimates for material to replace the walkway.
 - Bridge – The broken weld on the North side bridge will be repaired. The other welds appear to have held well, so the replacement/major repair of the bridge does not appear to be necessary.
 - Parking lot lights – Mike Drago is still working on a prototype light upgrade.
 - Pilings – Pete will get estimates for the broken pilings, and will look into the cost of renting or buying a banding machine to use on split pilings. Greg will investigate the

fabrication of piling caps, versus the purchase of caps. It is believed that a substantial savings can be realized.

- Personnel – Not discussed
- Committees
 - House and Grounds Committee – The committee representative, Rich Ericsson is coordinating its recommendations with Pete for scheduling purposes.
 - Communications Committee – No discussion
 - Finance Committee – To prepare an investment plan for investment of Capital funds. Hugh will transfer this quarter's funds to an investment account ASAP.
 - **By-law Committee – The board approved the formation of a by-law committee.** Rich Ericsson will serve as chair. The members of the Ad Hoc committee, Ed Meline, Bruce Shulan, and Pat Dalton will be asked to participate as committee members. A charter needs to be drafted.
- General discussion.
 - Rich Ericsson to take lead and draft letter to owners
 - Election Process
 - Budgeting process
 - Recommendations should be in place by the end of April
- Review and update Rules and Regulations after by-law changes finalized. New or updated rules should be in place by the beginning of the season.
- All owners are reminded to make use of the suggestion boxes posted on the premises. They are checked regularly and do not appear to be frequently used. It is a valuable means of communication with club staff.

The meeting was adjourned at 1:00 PM

Next Board meeting scheduled for 10:00 AM, February 11, 2006

The Winter Owners Meeting will be held 4 March 2006. Details will be provided prior to the meeting