

**HIGH BAR HARBOR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.**  
**MINUTES OF BOARD OF TRUSTEES MEETING**  
**Saturday, May 6, 2006**

**Board Members Present:**

Hugh Gray  
Rich Ericsson  
Sam Alloway  
Mike Drago  
Roy Rapp

**Other Attendees:**

P Hoeltje - Marina Manager

**Meeting convened at 9:30 AM**

**Discussion Items:**

- Financial
  - Cable bill issue – Resolved
  - Bills for new season have been sent out.
- Marina and Grounds
  - Landscaping was done by club staff this year – Kudos to Monica and staff
  - Storm Damage Report
    - Repairs have been completed. A final report will be posted once all work has been completed and final settlement is made with the insurance company.
  - Dredging and piling work – Completed.
    - Permit expires next year. Need to start preparations for obtaining next permit to allow for budgeting for fees, etc. Rich E agreed to take lead in this task.
    - Buterick progress to date.
      - Final storm damage repairs completed
      - Marina entrance widened
      - Broken pilings replaced
      - Main waterway shallow areas dredged. And spoil removed
      - Owner requested dredging and piling installation performed – after final accounting, owners requesting the services will be billed.
  - Building
    - Scheduled tasks for the season opening were completed
    - Downstairs weight room –new floor installed. Some furniture donations were made available. Should be ready for Memorial day use.
    - The staff has made arrangements with the vendor for the following new equipment at no cost to the club. They should be available by the Memorial Day Weekend.
      - New and larger washer and dryer
      - New Ice machine
    - Windows /Doors–. Andreas - 26K - Turnkey (all Parts, materials, and Labor - Selected by Board, known contractor, lowest cost

- Docks and Marina –
  - Tools – Monica will set up a tool file, and Pete will inventory the Marina tools. A list of essential tools will be prepared.
- Committees
  - Personnel Committee – The committee is working on a draft policy and procedure manual, and a set of job descriptions for Marina staff. Currently, the plan is to have the committee meet with the Board at the next Board meeting to discuss the draft documents
  - House and Grounds Committee –The committee Chair, Rich Ericsson is continuing to coordinate its recommendations with Pete for scheduling purposes
  - Communications Committee – An issue regarding the Bulletin board was raised. There were a number of inappropriate comments/conversations going on the bulletin board. The Communications committee will be asked to investigate the issue. A motion was made and approved to suspend the bulletin board use until the issue can be resolved.
  - Finance Committee – Bob Campbell continues to research getting the Marina insurance changed from Marina to Yacht Club, which could result in decreased premium payments
  - By-law Committee – By-law changes aimed for resolution by the August Owners Meeting – Rich Ericsson has taken lead. At a minimum, the following topics will be considered.
    - Weighted Vote
    - Budget process
    - Change election date
    - Remove developers from by laws
    - Houseboats in Marina
- General discussion - Improved communications with the owners is high on the Board's priority. Better, but more improvement can be attained. An overall e-mail list is being developed, and improved use of the website should help.
  - Pool will be ready for Memorial day opening
  - Social activities –
    - Memorial Day – Simple but nice Barbeque , staff to arrange
    - July 2 - Investigate the availability or a vendor for a Pig Roast
    - Sunday Labor Day Weekend – Crab Feast
    - Advance notice required for the events, preferably using the e-mail mechanism, since events must be self-supporting

**The meeting was adjourned at 11:25 AM**

**Next Board meeting scheduled for Saturday 09:30AM, June 10, 2006**