

High Bar Harbor Yacht Club Condominium Association
Minutes of Board of Trustees Meeting
October 22, 2017

The Board of Trustees of the High Bar Harbor Yacht Club convened at 10:00 AM on Oct 22, 2017.

Present were Tryg Dahl, Jay Kikkawa and Bill Crutchlow.

Alex Millerand attended by telephone.

Ten owners were present and two called in to the meeting.

Marina Manager's Report

Mark Hazley reported on the current capital projects.

- Sewer connection project completed.
- Roof replacement about to begin week of 10/23/2017.
- Dredging-will begin mid Nov. and will be completed by Dec. 31.
- New power pedestals have been ordered and will be installed over the winter. These are all 50 amp pedestals that will be installed in K, J, and D docks (E dock currently deferred pending a decision on dock repair or replacement)

Other projects

- The Fire Inspection action plan no longer requires the installation of new doors with panic bars. However, the sprinkler system is undergoing testing and maintenance. This will start in the next 2 weeks
- Replaced corroded pile guides (2) north main dock.
- Replaced old pump out line hoses from pump out machines to docks.
- Pump Outs / Many owners & tenants not treating their holding tanks or holding tanks have positive pressure resulting in sewage spray before pumpouts.
 - Action: Marina manager will issue a notice to all owners about proper holding tank maintenance. Owners will be notified if their holding tanks are suspected to have deficient treatment and/or ventilation. Those boats will not be pumped out until repaired.
- Replacing wood railings on Clubhouse deck (dry & deteriorated)
- Slip sales: 35' / F-06 sold on 10/1/17. David Simcoe

Treasurer's Report

Jay K. led the discussion of the 2014 IRS audit.

- At issue is the 10% management fee for leased slips. The IRS has questioned why fees are not being charged for private slip leases, which they view as potentially inconsistent with our tax-exempt status.
- Regarding the use of club facilities by owners who lease their slips. Currently this is not allowed but may have to be changed.
- Action: The Board will continue to support Mercadien in responding to IRS inquiries.

Jay stressed the need to form a finance committee, change bookkeeping procedures and streamline investment management. The Board will be approaching owners to assist in a newly formed finance committee.

Follow up actions:

- Obtain our tax exempt status form for review.
- Clarify our status as a Social Club versus a Condo Assn. with input from accounting and attorney specializing in condominium law.
- Re-evaluate how we deal with managed and private leasing.
- Possible modification of 2018 leases and transient agreements.

New Business

On behalf of the kitchen committee, Jill Frank presented a proposal to replace the electric range in the kitchen that is not functioning correctly. The replacement was approved by the Board. The exact model will be provided to the Marina manager per the recommendation. Other miscellaneous items were also proposed including Corelle dishes and flatware. These items will be replaced as needed before spring 2018.

Meeting adjourned at 11:31AM