



High Bar Harbor Yacht Club Owner Meeting Minutes
Date Saturday 3/24/2007

Attendees: Rich Ericsson
Ed Meline
Mark Miller
Jay Keough

Absent: Hugh Gray

The Meeting was called to order at the Club House at 11:00AM

AGENDA FOR OWNERS' MEETING: 3/24/07

- I. START 11AM : WELCOMING REMARKS
- II. COMMITTEE REPORT PRESENTATIONS
 - A. FINANCE
 - B. BUILDINGS AND GROUNDS
 - C. DOCKS AND BULKHEADS
 - D. PERSONNEL
 - E. COMMUNICATIONS
 - F. SOCIAL
- III. DISCUSSION AND VOTING OF BY-LAW CHANGES
- IV. DISCUSSION-OLD BUSINESS/COMMITTEE REPORTS
- V. DISCUSSION-NEW BUSINESS
- VI. ADJOURNMENT

I. The Board welcomed the Owners, introduced Stacy Bernstein, our acting Office Manager and reviewed the planned agenda:



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II. Committee Reports

A. Finance Committee Report:

Ed Meline, Treasurer, began the report by reviewing the materials that had been mailed to all Owners. Two packages of information had been sent including the Accountant's year end 2006 report/ Tax returns.

- The second package contained the Treasurer's Report, which included the 2007 t budget; an investment analysis of HBHYC monies and a 10 year projection
- For the Capital Budget Ed also commented on the mini-audit that had been conducted and referenced that there were still some outstanding issues being examined, especially with regard to Billing.

B. Building and Grounds Committee:-Rich Ericsson and Mark Miller discussed the detailed Project List which included information on the following: Siding and Window update, Parking Lot Lights, Low level lighting along the walkways, North and South Walkway replacement.

C. Docks and Bulk Head Committee: Jay Keough summarized the report by Technomarine on the floating dock system and the wave attenuation system. The report is available in the Office to any interested Owners. The planned inspection and maintenance required and recommended by Technomarine were discussed as were issues with the Finger Piers and the maintenance that has been done on these items. Piling issues the north walkway bridge and the plan to correct the issues with this structure were also discussed as was the Wave attenuation system.

D. Personnel Committee: Ed indicated that the Committee has been working on the hiring of an Operations Manager. We have a new maintenance person, Vienay, who replaced Fermin. We will probably have 3 to 4 dockhands for the 2007 season and an ad will be placed shortly. A review of the Draft Personnel Policy and Procedures Manual and Job Descriptions is being made and will be sent to the Board for consideration.

E. Communications Committee: Mark reported that the Committee had recommended to have 3 enclosed bulletin boards purchased and installed at the north and south walkways along with one bulletin board to be installed at the Clubhouse building. The purpose of these boards will be to post communications to Owners and Tenants about upcoming events and general information. Additionally, the Committee has been engaged in identifying the necessary technology to extend the wireless network, so that it reaches all docks.



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F. Social Committee-Jay is enlisting the help of volunteers for this Committee. Any interested Owners should contact Stacy in the Office.

III. Proposed By-Law Changes

- A. There was a discussion of the Pros/Cons of the proposed change to eliminate the weighting of votes based upon the slip sizes.
- B. Proposal was made by John Burger to modify the By-Law change to reflect the difference between short term Transients and Tenants who sign seasonal leases. There was general agreement on this, but it was pointed out that there are no rights granted to Transients in the By-Laws and, thus, a change is not required for this to be enforced.
- C. No other discussions were requested and ballots were passed out and collected.

IV. Old Business

A. Several Owners raised questions on the controls in place to control unnecessary spending. These questions were answered by Trustees Rich Ericsson and Ed Meline. All bids over \$2000 require at least two (2) quotes and three (3) if over \$5000. Many other controls have been established, as described in the recent mailings sent out as part of the Treasurer's report.

B. A question regarding credits being applied to Owners for rental fees received was addressed by Ed who discussed how this process has been discontinued (a separate check will be sent to the Owner) and investigations into this past process are still forthcoming.

C. There was a discussion of the Capital budget and the amount of reserves we would have left once we do all the projected work.

V. New Business-No new issues were brought up for discussion. .

VI. A **MOTION to Adjourn** was MADE SECONDED and PASSED unanimously at 1:40pm