

## CNA Board Meeting Minutes

February 3, 2018

Meeting was called to order at 10:01 am. All Board Members were in attendance except for John Decker. There were 7 homeowners who attended the meeting.

### **Treasurer's report (Naomi and Paul):**

Paul Rippeth was nominated to fill out the rest of the treasurer's term. He was unanimously voted in. Paul reported the expenses for January and Naomi reported on the expenses from December. The lawn care bill came in for leave clean up and last cuttings (\$1620), portable toilets (\$568.44), insurance (\$1104) were paid. Income was a \$50 membership/initiation fee. Reported balances were \$10,910 in savings, \$12,347 in checking, and \$184,045 in CDs. Paul will be added to the bank accounts (signature cards).

### **Common Area Team Report (Dutch):**

Leaves were cleaned out of both common areas. Dead trees were taken care of. The cold weather is playing havoc with the docks, lots of pulled nails/screws that will have to be replaced during Spring Clean Up. Discussion about lengthening the boat ramp for common area 2 and what the costs would be. Richard Hanley volunteered to donate gravel for the project. Pete will get an estimate for the project, but it was agreed to allocate \$2000 (Pete gave a rough estimate of \$1700). Discussion on the addition of electric gates (\$16,000 each) plus the cost of installing electricity at common area 1 and extending the electric at common area 2. Item tabled for discussion at annual meeting. Playground equipment discussion and the need to research depth of "pad" under swings. Discussion about putting a permanent type cover over pad at common area 1. No decision made. Paul volunteered to provide a shelter/awning, but it was turned down. Storage shed discussion. Tabled for a future meeting.

### **Covenant Violations Team Report (Stephanie, Lorenda):**

No violations have been reported.

### **Old Business:**

Discussion & review for 2018 budget (All)

- Approved via email vote 5-0-1

Budget was adjusted to reflect the cost of the Reserve Study and to use part of the money that had been allocated for the storage shed for the repair of the common area 2 ramp.

Welcome for replacement BOD member, Richard Hanley (All)

- Approved via email vote 6-0-0

Richard mentioned that he may have to go off the Board in April.

Status of Treasurer change from Naomi to Paul (Naomi, Paul)

Paul has transitioned as the Treasurer, but Naomi will continue as the webmaster.

Reserve Study (Eddie)

Per the current reserve study, we are on budget with at least \$188,000 in reserves, have approximately \$194,000. The reserve study is due again and Eddie will work with the same company we used for the last reserve study. A copy of the current reserve study will be added to the community website under documents. There was a lot of discussion on the reserve study, especially since there is a \$99,000 expense to the homeowners. Eddie is to follow up with company on how they did the expenses on the old study and to get a better understanding on the cost breakdown on the "finger" piers. Talk about finger portion of the piers and who is responsible. Stephanie took for action to find past correspondence on this item. Possible gap on what is understood. Discussion also on what the cost will be for moving homeowner installed lifts during pier replacements and who will be responsible for it.

### **Review Action Items:**

Date	Who	Action Item	Status
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3-Oct-15	Lorenda	review editing rules and restrictions for social media site and ask John D to test	pending
6-Aug-16	John D, Dutch, Pete	Review options, timing, and logistics for any future dock repairs	ongoing
17-Sep-16	All BOD members	work on identifying more legible lock for use in common areas	ongoing
5-Aug-17	Lorenda	Obtain a firmer estimate of costs associated with internet project proposed by Clay Steward	pending
4-Nov. 17	All BOD members	Observe other communities' gate options for later consideration	pending
9-Sep-17	Dutch	Follow up with gate company that agreed to provide an estimate	pending
7-Oct-17	Pete, Dutch	Assemble playground equipment and determine pad site and possible locations	pending
3-Feb-18	Naomi	Update website with Pete as the point of contact for HOA.	pending
3-Feb-18	Naomi	Update bulletin boards and website that Paul is the emergency contact. Also update bulletin boards with slip assignments once received from Pete.	pending
3-Feb-18	Naomi	Post reserve study and common area deeds to website	pending
3-Feb-18	Stephanie	Find past correspondence on "finger" replacement responsibility to include both common area deeds	pending
3-Feb-18	all	Language that defines what the "fingers" are	pending
3-Feb-18	All?	Research depth of padding under swings for playground	Pending
3-Feb-18	All	Research ways to communicate with community	Pending
3-Feb-18	Pete	Provide Naomi with update slip assignments	pending
3-Feb-18	Naomi/Paul	Prepare annual dues invoice for March mailing	pending

### **New Business:**

Discussion and review of vote for VP of Board of Directors (All)

- Stephanie Brown elected via email vote 6-0-0

Stephanie will be the finish out the VP term that was vacated by John Blair. Pete will do the POA packets and this needs to be updated on our website. Naomi will take for action.

Bulletin Board needs updating for emergency contact. Still listed as John Blair (All) This was discussed and Paul will take over as emergency contact and bulletin boards and website will be updated.

Parking pass request for Lot #112 & #165 March 17, 2018 (All) Was approved by unanimous vote.

Transition plan for 2018 officers (Lorenda)

VP and Treasurer have now transitioned. Asked if anyone was interested in being President next term.

Discussion for Spring letter/invoice (Lorenda)

Lorenda to provide text to Naomi for upcoming invoice for annual dues. Items to be included are upcoming Spring Clean Up – April 21<sup>st</sup>, date of annual meeting June 2<sup>nd</sup>, suggestions for better ways to inform community, 3 open Board member positions, potential big \$\$ items topics at annual meeting – reserve study, internet, and electric gates.

Establishment of nominee/nomination committee (Lorenda)

No volunteers for nomination committee. Will relay on mailings to get the word out.

Spring Cleanup event planning (Lorenda)

Dutch to handle logistics for the actual cleanup.

**Member Comment and Questions:**

Discussion about liability and depth for the padding for the swings. Discussion if Board had a strategic plan or vision for the future. Were we looking at future costs when adding improvements to common areas.

Discussion about who is responsible for the finger piers and the fact that information is in the common area deeds. Board agreed to add an agenda item to look at how we share information with community for next meeting.

Meeting adjourned at 12:14. Next meeting will be held March 3<sup>rd</sup> at 14 Elanor Road.