

Cove Estates Moorage Owners Annual Meeting

Sep 3rd, 2023

- Introduction of Board Members in attendance
 - Brett Bickford, Todd Thrasher, Lori Lawrence, Gene Deluca, Diana Rumelhart
 - Rob Grady attended via Zoom.
 - Roll call
 - See attached list of attendees.
 - We have 6 new owners
 - Rick and Jill Register attended the meeting
 - Presentation of Proxies
 - Julie Judson, Overlook 3A
 - Motion for Approval of Last Year's Minutes (were not read at the meeting).
 - Members asked about location of 2022 Annual Meeting Minutes
 - Lori – Location and access to the minutes are listed on the Moorage website (<https://cemoa.org/>) and on the periodic Newsletters sent out.
 - Recognized Craig Lawrence for his work on setting up and maintaining the Cove Estates Moorage website.
 - 2022 minutes were accepted – Motion by Mike Boyle and seconded by Matt Martin
 - Old Business
 - Marina Rules Amendment– latest revisions, leasing slips, use by guests
 - Grounds
 - Updated the Marina Rules to state that if an owner rents their slip they still have access to use the Moorage grounds
 - When Owners rent their Unit, the renters do not have rights to use the Moorage Grounds. The reasons for this are primarily Insurance related
 - David Levesque – HOA President at the Heights
 - Stated that at the Heights they don't have that much renting going on. Primarily family and friends
 - Asked if they should notify someone when they have renters. Brett instructed that they should notify the Board
- Review of the Annual Activity Report
 - Reviewed the role of Marina Manager held by Darrell Gouldin
 - The Board retained the services of a marina manager (Darrel Gouldin) to manage the owner and renter boat registration, insurance, boater education cards and lease agreements. The manager also monitors the marina and breakwater for any abnormal conditions, makes adjustment to the cables and empties the trash cans. The manager has a permanent residence above Cove Heights.
- Review of Breakwater Repairs
 - The Barge service was originally scheduled to perform the repair work in Feb '23, they originally told us a delay until Fall of '23. Received an opportunity to have the work done in Jun '23. Work is now completed.
 - We had 130K left over from the original rebuild of the marina, that was used to pay the Barge Service for the repair work
 - Recognized John Sermon and Mike Boyle for their help in repairs of the breakwater

Cove Estates Moorage Owners Annual Meeting

Sep 3rd, 2023

- Rental Slips; The Board is recommending that we increase the annual cost to \$3300
- Grounds improvements
 - New grounds maintenance group is doing a good job
 - The new BBQ area is available and has been used
 - New rock has been put in the flower beds
 - Mike Boyle shared that Dewey has replaced his patio table / chairs and a picnic table on his deck and is offering the old furniture to the Marina – the Board will review.
- Reviewed Financial Report – profit and loss statement. All annual dues for the 2023-2024 fiscal year have been collected
- Water System Update
 - The 3rd parties that are using the Cove water result in 2K of revenue
 - Rates were increased 2 years ago
 - Concern that they are using an excessive amount of water
- DNR Marina Lease
 - The existing lease (10 years) will end in 2028
 - The lease is for lake access that starts at the 1080 ft. elevation out from shore, about where the ramp ends going onto the dock.
 - We may be required to replace the breakwater, requiring another assessment
 - To determine what may be required to be changed to acquire a new lease, the Board agreed it will retain a consultant from Grette and Assoc.. The budget will be revised to include this work.
 - Dave suggested we do that now, instead of waiting any longer. When we have the opinion of the consultant regarding what may be required to obtain a new Lease we can determine what type, if any, 'assessment' might be required to have funds to make the changes.
- Roadway maintenance
 - Need to fix cracking in the pavement
 - Need to fix the curbs that have been damaged by the snow plows
- Professional services
 - Still looking for someone to perform a Financial review. .
 - One owner suggested her daughter might be interested
- Club House
 - May need to replace another window that is foggy
 - New Cleaning service is doing a good job in the Bathrooms and Clubhouse
- BBQ area golf cart parking
 - BBQ area looks good, has had some use
 - Dewey has some outdoor furniture he is getting rid of and has offered it for the BBQ area – Board to consider
 - Golf Cart Parking – parking next to the lower condos and leaving late at night is problematic as the noise wakes up the folks in the end condo
 - Discussed using the gravel area below the gravel parking lot (above the clubhouse) to park golf carts
 - Diana suggested that if you are going to be gone for an extended period of time, park in the regular parking lot
- Pier handrail
 - Planning to install this winter

Cove Estates Moorage Owners Annual Meeting

Sep 3rd, 2023

- Discussed safety on the short dock in front of the clubhouse. Children playing on that dock could potentially be hurt by the movement of the dock.
 - The docks purpose is for boats to park there when loading or unloading. Not meant for children to play on
- New swim ladders
 - Having issues finding a solution that would not require dealing with removing the old ones from the concrete they are installed in
 - Explored the idea of building concrete steps.
 - Jenny Black commented that the current ladder steps are getting worn out and made a motion that we move forward with replacing the ladders
 - Kathleen Gallagher seconded
 - Jenny Black will pursue getting quotes for replacing the ladders possibly through Chelan Dock company – we have \$2400.00 in the Budget for ladders
- Marina Security
 - Marina Security – Replaced lights
 - Marina Vehicle Entrance Gate
 - Discussed if a lock should be added to the man-gate that is located next to the vehicle entrance gate.
 - Most attendees agreed the cost to add a lock was not justified because people can easily walk around the gate because there are no fences on either side past the gate structure.
 - The owners gate keypad code can be changed anytime that the owners want, just contact Lori Lawrence for new keypad codes or to purchase additional remotes.
 - Discussed security for big Holiday weekends
 - No one was interested in hiring a Security Guard
 - The bracelets were a good idea, but they were not worn by all owners and there is no one to police this approach
 - Craig suggested that maybe we require something on/in the cars
- Discussed asking all owners to sign a release stating that they will hold the Board and Marina harmless for personal injury or personal property damages. The Board agreed to discuss further.
- Ice Machine
 - Replaced this year with a smaller unit
 - Spent about \$1,534 on ice this past year, collected only \$485.
 - The new Money Collector is installed beside the ice machine on the club house exterior wall, not inside the ice machine.
 - Discussed possibly installing a camera on the ice machine
- Marina Insurance costs have gone up, only one Insurance company will insure us
 - Asked that owners with Insurance knowledge to provide insight if they have any
- Will keep \$1500 in the budget for annual parties at the Marina
- Proposed dues amount – same as last fiscal year at \$2000/yr.
- Vote to accept/reject the budget
 - We have \$27K to put in Capital Reserves
 - Reserve money invested in CD's & savings account
 - Matt Martin motioned we accept the Budget

Cove Estates Moorage Owners Annual Meeting

Sep 3rd, 2023

- Other Business
 - Discussed creation of a new General Grounds Rules sign to be posted against the wall in the BBQ area.
 - Needs to include quite hours
 - Should list rules Guest vs Owners
 - Issues with Dogs on the grass
 - Must be on a leash
 - Must cleanup after the pet – use the dog run above the Fire Pit
 - Decide to remove the sign that states “NO DOGS ON THE LAWN” and decided to add a sign that reads “KEEP DOGS ON A LEASE” on the wood frame by the electrical panels.
 - Mike Boyle has resigned
 - Matt Martin and Jason Black were suggested to join the board
 - Matt is not interested
 - Jason will join the Board
- Gayle Morrison made a motion to end the meeting
Matt Martin seconded

Minutes prepared by: Diana Rumelhart, Secretary

Signature: _____

Reviewed and Approved by: Brett Bickford, President

Signature: _____

Attendees:

Lot No.	Slip	Last	First
33-A	50	Bickford	Brett
22-B	42	Black	Jason & Jenny
23-A	74	Black	Jason & Jenny
Hts 1	59	Clark	Tom
31-A	75	Collier	Trace

Cove Estates Moorage Owners Annual Meeting

Sep 3rd, 2023

Hts 8	28	Collins	Francis
20-B	10	DeLuca	Gene
01-A	8	Loomis	Gary
35-A	4	Gallagher	Jim & Kathleen
Hts 24	26	Grady	Rob
Condo 1	35	Graham	Dave & Margaret
02-B	40	Hofmann	Jim & Carol
21-A	60	Larson	Jerry & Teri
Hts 23	27	Lawell	Chuck
26-B	29	Lawrence	Craig & Lorena
Hts 5	17	Levesque	Dave
25-A	43	Lyon	Verl & Cathy
29-A	32	Martin	Matt
32-B	14	Register	Rick & Jill
Condo 3	36	Rumelhart	Diana
Hts 3	18	Schnell	Patrik & Linda M
19-A	73	Morrison	Gail
Hts 15	51	Thrasher	Todd
Condo 6	34	Boyle	Mike
10-B	24	Underwood	Marcia