

Summary

Attendees: Diana Rumelhart, Jason Black , Melissa Lyons, Mike Boyle, Gene DeLuca, Lori Lawrence, Jason Black, Jerry Larson, Craig Lawrence, Rob Grady, Mike Boyle

Key topics included the approval of last year's meeting minutes, annual dues, rules and violations, marine operations report, spill kit and fueling rules, grounds and building updates, the installation of a pier handrail, a new security system, the financial report, and the DNR marina lease. The board also addressed issues such as wood debris removal, future breakwater work, budget review and dues, DNR lease and insurance costs, association activities, weed control, snow plowing, water system management, driftwood cleanup, an audit committee, clubhouse roof inspection, old breakwater section removal and rebuilding, and other budgeted projects.

Details

- **Meeting Attendees and Opening** Diana Rumelhart opened the meeting, noting the presence of Brett Bickford, Rob Grady, Lori Lawrence, Jason Black, and Jerry Larson, Melissa Lyons, Mike Boyle, and Gene DeLuca. **Additional attendees?**
- **Review of Previous Meeting and Old Business** The minutes from last year's meeting were approved after a motion by Craig and a second by Jerry. The discussion moved to old business, including the status of annual dues, with only 2 outstanding payments noted.
- **Rules and Violations**
 - Addressed golf cart parking by the Moorage Storage shed. Golf Carts are allowed to park in the at area as long as they do not park where the curb is painted red for Fire Trucks. Vehicles, like 'side by sides' that have a license plate must be parked in the Moorage Parking lot.
- **Annual Activity Report - Marine Operations** The annual activity report was reviewed, detailing that Darrell Gouldin, as the Marina manager, keeps a check on boat registration, insurance, and lease arrangements. They also reported on dock repairs, including failed fire piping hangers and water leaks that required divers. Improvements were made to the trailer parking lot at Cove Heights to assist Smith Excavation.
- **Spill Kit and Fueling Rules** The existence of a spill kit was highlighted, and the board discussed whether to offer training on its use. Brett Bickford offered to provide an overview for folks. Discussed the recent violation of Marina rules where a slip

owner gassed their boat in the marina. That violation was addressed directly via email. Gene DeLuca raised the question of whether gas cans are forbidden on the marina, leading to a clarification that transporting fuel is allowed, but fueling within the marina is not.

- **Grounds, Buildings, and Water System Updates** The meeting covered updates on grounds and buildings, noting the use of a new company, Tanks Excavation and Landscaping, for groundskeeping and bathroom maintenance. Three windows and locks were replaced in the clubhouse, improving security and safety with a new key override system. Water system updates included disinfection for E. coli last September, replacement of a worn gasket, and plans for cleaning the tank and repairing a leak this fall, budgeted at \$5,000-\$7,000.
- **Handrail for the Pier** The long-standing issue of installing a handrail for the pier was discussed, especially for winter safety when the lake level drops. The insurance company had previously raised this issue, and a motion was made and seconded by Craig and Rob to proactively address it with a removable system before the insurance company audits again.
- **New Security Plan System** A proposal for a new security system was discussed, focusing on inexpensive solar-powered Wi-Fi webcams with internal memory to avoid cloud storage fees and monthly cellular plans. The board agreed to a test run of one camera and a new router that is within the \$2,500 budget, with Craig Lawrence offering to place the orders.
- **Financial Report and DNR Marina Lease** The financial report and profit and loss statement were presented, with questions deferred to the new budget review. Updates on the DNR marina lease were provided, with the lease expiring at the end of 2027 and an application to be submitted in 2026. The board confirmed that obligations regarding the removal of old marina tires had been met by replacing the marina in 2020. A surveyor is lined up to perform a survey this fall for the lease application, and the lease area is expected to be smaller, potentially reducing costs. The board also noted that light penetration criteria for floating structures had not been as strictly enforced recently.
- **Website and Access** All relevant documents, including monthly board meeting minutes, annual minutes, and profit and loss statements, are available on the website for multiple years. There is dedicated space on the website for the Cove Heights, Cove Overlook and Lakeside condos, should they choose to utilize it.

- **Wood Debris Removal and Associated Costs** Discussed the costs associated with wood debris removal, noting a significant disposal fee of \$600 on top of the hourly charges for the barge and labor. Clarified that the \$600 disposal fee covered the truck and driver for hauling the debris away, and that the total cost for a day of wood removal amounted to \$4,700.
- **Future Breakwater Work** Brett Bickford provided an update on potential future breakwater work, stating that recent quotes have been obtained for replacement options. He explained that a full-length replacement with 80% wave attenuation could cost around \$2 million, while a less expensive option, similar to what's at the other end of the marina, might range from \$600,000 to \$700,000 for a single string of high-density polyethylene floats. The current system, with its submerged cedar logs, offers superior wave attenuation.
- **Budget Review and Dues** Brett Bickford transitioned to a review of the budget, outlining the income and expenses for the past year and proposals for the upcoming year. He noted that all dues were received last year, totaling \$120,000, and proposed keeping the annual dues at \$2,000 for the next year. Total projected income for the upcoming year is \$165,660.
- **DNR Lease and Insurance Costs** Brett Bickford highlighted the DNR lease as a significant expense, noting that the fee has not yet reached the projected \$34,000 mark anticipated by the DNR. He also discussed insurance costs, explaining that reduced coverage over the past two years has led to lower expenses, primarily covering liability and fire, with wind or wave damage not included. Finding a carrier last year was difficult, requiring a reduction in coverage to secure a policy.
- **Association Activities and Budget Adjustments** An allocation of \$1,500 for association activities was discussed, such as an annual party, which was budgeted but not spent last year. He invited proposals for increasing or decreasing any budget line items.
- **Weed Control and Snow Plowing** Brett Bickford addressed weed control, noting a change in approach for fall and spring pre-emergent weed spray due to past issues, while maintaining the current company for mowing and sprinkler repairs. He also brought up the possibility of needing a new snow plowing service, as Pat, the current provider, might not be available.
- **Water System Management and Driftwood Cleanup Budget** Brett Bickford detailed the costs associated with water system testing and operation, which involves a monthly fee to a state-mandated water purveyor and fees for water

sample testing. He explained that extra work related to contamination detection led to higher spending this year, but projected a return to normal. For driftwood cleanup, the proposed budget of \$3,000 was based on using a dump truck, but the use of a barge, which is more expensive, would require doubling or tripling that amount.

- **Audit Committee and Clubhouse Roof** Discussed the need for an audit committee, as external audits cost over \$10,000, and emphasized the importance of oversight for expenditures and income. Discussed the clubhouse roof, which is over 30 years old, and suggested allocating money for an inspection, noting that a membrane roof replacement could be costly.
- **Old Breakwater Section Removal and Rebuilding** Brett Bickford explained the budget for removing old breakwater sections from the parking lot and rebuilding two new sections, with Carlos offering the cheapest quote at \$4,000 for removal of 12 sections. The total budget of \$16,000 covers both removal and rebuilding, including materials, with the new sections designed to be similar to the existing ones. He noted that the removal has been delayed due to boat trailers in the parking lot.
- **Other Budgeted Projects and Increases** Brett Bickford listed other budgeted projects, including curb replacement for \$11,000, shrub work for \$5,000, tree trimming for \$2,500, and water tank cleaning for \$6,500. He also mentioned funds for crack repair, survey for the new DNR lease, and potential analysis costs related to the old breakwater. The budget for wood debris removal was increased to \$15,000, and the breakwater work budget was increased to \$20,000 based on discussions and an approved motion.
- **Ice Sales Performance** Lori Lawrence expressed satisfaction with the ice sales, noting that the actual income of \$1,126 significantly exceeded the budgeted \$650. She suggested that increased ice sales could potentially offset other expenses.
- **Work Party Volunteers and Owner Comments** The Board called for volunteers for a work party, suggesting activities such as moving wood off the beach or landscaping. Owners are encouraged to inform the board if they are interested in participating.
- **Board Member Discussion and Meeting Closure** The Board opened the floor for discussion about board members, inviting volunteers to join the board. Confirmed that a separate board meeting would be held to discuss officers and work assignments. The meeting was then closed after a motion.

- **Treasurer's Update and Recent Observations** Lori Lawrence inquired about the treasury, and then shared observations about the marina. She noted that a come-along tool, previously used for tasks, was now stored. She also mentioned that while a recent cleanup of the marina was thorough, new logs appeared the next day, indicating continuous accumulation of debris.

Next steps

- Prepare and submit the DNR lease application in 2026. – Brett Bickford
- Order a solar powered camera and router to test whether this solution will wok. – Craig Lawrence
- Update the Moorage Ground rules to clarify parking of both carts only below the main parking area. – Diana Rumelhart
- Work on finding a removable handrail for the pier. – Jerry Larsen