

NEWPORT YACHT BASIN ASSOCIATION ANNUAL MEETING 02/13/08

Board President Kyle Anderson called the meeting to order and introduced himself, and Board Members Dave Pellegrini, Brian MacWhirter, Chuck Lyden. Also introduced was Property Manager Tom Lisk, Bookkeeper Tracey Craig, Clark Nuber representatives Matt Thorne & Jim Olsen, Terry Lynch from Caledonian Insurance, Beverly Siebold, a representative from JCR Development, Allen Bollen, owner of Seattle Boat Company and David Pyle a representative from the City of Bellevue.

Kyle called the meeting to order and went over the agenda.

First on the agenda was Matt Thorne & Jim Olsen who discussed the 2007 audit. Matt introduced Jim Olsen who is our new Clark Nuber representative. Matt and Jim told the members that the Associations accounting records are excellent and the Board does a good job overseeing the finances of the Association. Matt then explained the Association's balance sheet, pointing out that the Association has two bank accounts, one checking and one money Markey account, two mutual funds and a Certificate of Deposit. The Certificate of Deposit had matured in August 2007 and there was some question as to those funds and where they had been deposited, both Matt and Jim assured the Association that Kyle Anderson the President of the Association was following up with those funds and would have resolution soon. The balance in the checking, money market and mutual fund accounts was over \$241,000.00 as of 1/31/08. Matt then went over the expenses for the year noting that the repairs and replacements had been consistent with past years. Matt also indicated that the outstanding member assessments was lower than in past years due to a Quickbooks clean-up that occurred in May of 2007 and also for the new collections procedure in place. There was some discussion about transferring the funds of the money market account to a higher interest bearing account. There being no further questions, Matt thanked the members for continuing to use Clark Nuber as our auditors and turned it over the Dave Pellegrini, the Vice-President of the Association.

Dave reviewed the budget for Fiscal Year 2007-2008 and introduced the proposed budget for Fiscal Year 2008-2009. Dave reviewed the income of the Association with the increase of the maintenance dues in 5/07, our total reserves had increased to \$81,016.84. Additionally, the Rentals on G-dock will increase our income as this was one of Tom's projects from the past year and the projected income is \$4,375.00 versus last fiscal year of \$1,700.00. Dave started the expenses with a discussion about the accountant account, this projection changed mid year due to the retirement of Don Hayes and the hiring of RKI Marine Properties as an outside bookkeeping firm. There is \$2,500.00 budgeted for an attorney for 2008-2009 fiscal year for legal fees regarding the Seattle Boat Company project. Maintenance projects will be discussed in detail later on in the meeting with Tom Lisk, the property manager, but they are listed on the proposed budget sheet for everyone to see. Since there was no further discussion, Dave handed the meeting over to Terry Lynch the insurance broker with Caledonian Insurance Group.

Terry reported that our general liability coverage is \$1,000.00.00 overall Bumbershoot – Umbrella Policy – applies over the general liability increases to \$3,000.00.00 – same as last year. Directors coverage – common coverage. He gave a 4 year summary of the costs – it has been steadily climbing. We're taking advantage of strong competition in marine insurance market. We had 2 other quotes and then decided to go with new carrier - Our current carrier came in well above who we recommendations are liability up to \$3,000.000.00 Only major claim ice and snow deductible \$10,000.00 – New Hampshire part of largest insurance group. Status of the lawsuit – Terry said there were still some issues that had to be worked out and it was still under investigation but was close to resolution. In conclusion, Terry noted that our coverage was at replacement cost to the limit of our policy.

Next on the agenda was an overview of the Operations Report with Kyle and Tom Lisk. Upcoming projects for Fiscal Year 2008-2009 include the following. First are the pilings, it was necessary to redo the permit for the pilings this past year, so no pilings were repaired or installed this past year, in the budget for this next year are 18 pilings on E-dock. We are also looking at installing a pump-out in the marina, and Tom is investigating government programs that will reimburse 75% of the expense, so \$8,000.00 is budgeted for that project. Next C-Dock needs to be resurfaced and also the E&F Bulkhead permitting process as the bulkhead replacement is planned for in the near future. Tom answered someone's question about the future office plans and a portable office was discussed and possible locations as well.

Next on the agenda was Alan Bohling and a discussion with David Pyle from the City of Bellevue, it was decided that we would table this discussion until the end of the meeting.

Next Brian MacWhirter ensured that everyone had a copy of last year's meeting minutes and asked if there were any changes or additions to the minutes. There being none, the motion was made from the floor to forgo the reading and seconded and all agreed.

Next was the election of two Board Members for a 2 year term. With all the votes counted Kyle Anderson and Jeannette Shultz were reelected to the Board for another 2 year term.

Next Chuck asked the members if anyone had any new business. Most of this discussion centered on Seattle Boat Company and the permitting process so the meeting was adjourned by Kyle Anderson and Alan Bohling took the podium for an open discussion about the adjacent property plans.

There being no other new business, Kyle adjourned the meeting and introduced Alan Bohling who was available to answer questions from the Association members along with the help of David Pyle, the representative from City of Bellevue.