

NEWPORT YACHT BASIN ASSOCIATION BOARD MEETING

THURSDAY NOVEMBER 17,2011 10:30AM

Amended Minutes

Board members present: Paul Shook, Karl Lang, Sid Rubin, Jeff Hoyt, Jeannette Schulz Tom Lisk was not present

The minutes of the previous meeting were distributed, read and corrected. Jeff made a motion to accept the minutes as corrected and Paul seconded.

Financial report is attached to file copy.

Owners of unlicensed and/or derelict boats will be notified by mail that they must show proof of current valid insurance and registration tabs on the vessel and the vessel must run to be moved in case of fire.

SBC has not paid the outstanding dues. Jennifer at Condo Law Group is preparing paperwork to commence litigation against SBC.

NYBA is current on rent for leased gravel area, current on taxes that we have been billed for, 2010. We have not received any billing for 2011 King County taxes.

March 2007 NYBA signed the lease with Doug Burbridge for the parking area. NYBA paid rent and taxes to Alan Bohling in 2008.

The short plat should be filed soon for the upper area. The discussion about this area, rent and taxes was tabled until the next meeting. NYBA will work with Troy to get information about who received the rent money and who paid the taxes. Troy did pay the back taxes to King County and brought them current.

First motion presented by Sid

In order to exercise NYBA's rights of exclusive use of the leasehold, Al Bohling should be furnished a written communication advising him that since there is now in place a driveway for his access to the property he is using and the need for NYBA to exercise its rights of exclusive use, his corporate entities are no longer allowed usage of the leasehold area and the area will be closed after seven days of the date of the communication and that such closure occurs as stated. "Tabled to follow further discussions by Karl later in the meeting concerning settlement issues with Al Bohling"

Second motion presented by Sid

To protect our fiduciary responsibilities, a demand letter should be prepared and sent to Al Bohling for the immediate return of his improper receipts of NYBA funds erroneously paid to him in connection with his alleged ownership of the leasehold property. "Tabled to follow further discussions by Karl later in the meeting concerning settlement issues with Al Bohling"

Sid will make a time line of ownership .

NYBA should set up a WEB X account.

Condo Law Group did review the Association's governing document and provide their suggestions for revisions. The board did go through their suggestions and it was decided that we will invite Jennifer to our next meeting November 28, 2011 and ask her about specific concerns that we might have. Jeff will contact her and let us know.

Paul presented a 5 year plan for the marina, repairs, replacements and general upkeep. This will be presented at the annual meeting to the membership.

Annual meeting will be on February 8, 2012 at Newport Yacht Club. Jeannette will get the banquet permit and purchase the refreshments.

We will need blank copies of the proxy forms at the annual meeting for members who have not filled one out.

Karl and his son will prepare the power point presentation.

Paul informed us that he is not going to run for the board next year.

Karl presented the outcome of his meeting with SBC regarding the settlement. NYBA has lost all parking on A dock with SBC's current plan. Al Bohling agreed to take out plantings and vegetation to give NYBA parking for A dock. NYBA has requested an exit only drive for emergencies in that same area. There was still discussion about the number of compact parking stalls vs full size stalls.

There will be a meeting with the city of Bellevue on December 9, 2011 10AM for pre development review.

The meeting adjourned at 2:45PM.

A handwritten signature in cursive script that reads "Jeannette Schulz".

Jeannette Schulz

Secretary