

**NEWPORT YACHT BASIN ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**

**April 26, 2018**

Notification for a meeting on April 27, 2018 was given during the March 27, 2018 meeting and was revised to April 26, 2018 by email to Board Members. Kyle handed out an agenda at the meeting which is included with these minutes for reference:

**AGENDA**

**NYBA BOARD of DIRECTOR'S MEETING**

**Thursday April 26, 2018 8:00 AM - 10:00 AM**

**at Kyle's house**

**3923 120th Ave SE Bellevue, 98006**

**(feel free to simply angle park on the north side of the drive or in our circle driveway)**

**Guests: Todd Thackray, Alan Bohling (9:00am)**

- 1. Call to Order** - Kyle
- 2. Secretary Report** - Bill
- 3. Treasurer Report** - Jeff
  - Review financial statements
- 4. Marina Manager Report** - Tom
  - Update on water meter/boat lift test and draft agreement from Jeff Felix?
- 5. Board position elections**
  - President
  - Treasurer
  - Secretary
- 6. Issues for Discussion**
  - Discussion of G44-47 easement (if Alan Bohling joins us)
  - Discussion of inaccuracies of our marina maps vs. actual slip dimensions, also website map
  - Discussion of Todd Thackray's "reserve account" analysis and ability of NYBA to incur debt
  - Set date for next Board Meeting
  - Discuss email blast: when? and what info to include

## Discussion:

1. Kyle called the meeting to order @ 8:00 AM

Board Members present: Kyle Anderson, Jeff Hoyt, Terry Block and Jeff Felix

Board Member absent: Steve Rieger

Past Board Member: Bill Raleigh

Marina Manager: Tom Lisk

Owners: Todd Thackray and Alan Bohling joined meeting @ 9:00 AM

2. Minutes from the March 27, 2018 Board Meeting were approved. The March 28, 2018 Annual Meeting minutes were approved to be sent out to Owners.
3. Treasurer Report:
  1. Jeff handed out the Reconciliation Reports which were approved and attached to these minutes.
4. Marina Manager Report:
  1. Tom reported that Stillwater will not resume work on G dock until next fall due to other projects they are working on. Tom was directed to get a start date locked down with Stillwater sometime after labor day.
  2. Tom requested Bill Rissel, Stillwater to clarify concerns raised by Bill Raleigh concerning design for piling and bulkheads for D and E docks.
  3. Jeff Felix presented a draft agreement between Owners of slips that have water lifts and the Board to permit Owners to have water lifts at the marina. Upon some minor edits to the agreement language, The Board agreed to sign these agreements with Owners of slips with water lifts. The Board will change the Rules and Regulations to reflect this change.
5. Board position elections:
  1. Tracey reported by email that 44.51% of the Ownership was represented at the Annual Meeting of the Owners either by proxy or in person. Election for two year terms on the Board of Directors are:
    - Terry Block - 42.26% yes - elected
    - Jeff Felix - 34.65% yes - elected
  2. Jeff Felix resigned from the Board of Directors, expressing his desire to serve as a Director Apprentice as has been done by other Board Directors prior to serving on the Board. The Board accepted Jeff's resignation and appointed Bill Raleigh to serve out Jeff's term on the Board of Directors.
  3. The Board elected Kyle Anderson to serve as President, Jeff Hoyt to serve as Treasurer and Bill Raleigh to serve as Secretary. The Board also appointed Terry Block to serve as Assistant Treasurer.

## 6. Issues for Discussion:

1. Todd Thackray presented a spread sheet he developed based on the Reserve Study to summarize annual contributions needed to fund replacement cost set forth in the Reserve Study. The Board discussed the Reserve Study and Todd's analysis. The Board thanked Todd for his interest and effort in putting this together.
2. Alan Bohling joined the Meeting to discuss access fees for G 44-47. G 44-47 are not part of the condominium and as such, the owner of these slips has been paying access fees for a number of years. A Declaration of Easements was executed in 1979 for ingress and egress across G dock to access these slips. The easement also included access for construction and utilities for the benefit of these slips. Alan said they don't have any plans at this time to develop the rest of G dock but said they will want to develop the rest of G dock in the future. NYBA has also been providing parking for the boat owners occupying these slips. Alan Bohling said Seattle Boat will provide parking for these slips and therefore, has stop paying the access fees. The Board maintains that people using these slips present a liability and cost to NYBA and the fees are to compensate the Association for these cost. It was noted that the easement terminates on the east end of G dock; so, access through F dock or through the leasehold lot is not provided by the easement. Alan pointed out that the ramp to the F-G dock gate crosses private property. Alan proposed we move the gate and renegotiate easements and access fees. Alan proposed that Seattle Boat give up rights to C95 as part of the negotiation.
3. The fuel shut off electric box that hangs the B dock fence was brought up with Alan. The Board understood this was a temporary box but it has not been replaced yet. Alan said that this is not a priority and is associated with replacing the fuel tanks sometime in the future. Everything will have to be rewired which will be a very large project. Jeff Hoyt said that NYBA will need to send a letter to Alan that the Board has not granted any rights to Seattle Boat to install the electric box on Association property.
4. Alan left the Meeting and the Board went into executive session to discuss access fees for G 44-47 and the electrical box on B dock fence.
5. The next Board Meeting was set for May 24, 2018 @ 8:00 AM at Kyle's house.
6. Terry will start the next Eblast for all to comment.

## Attachments:

1. Approved Reconciliation Reports.

## Action Items:

1. Tom will confirm start date after Labor Day for Stillwater to resume work on G dock.
2. Tom will get more information back from Bill Rissel, Stillwater for design and construction schedule for D and E dock piling and bulkheads.

3. Jeff Felix will finalize Water lift Agreement.
4. Terry will start the next Eblast for all to comment.