

NEWPORT YACHT BASIN ASSOCIATION

ANNUAL MEETING OF OWNERS

March 27, 2014

Notification for this Meeting was given via email and US mail February 28, 2014. The agenda is included with these minutes for reference.

**NEWPORT YACHT BASIN ASSOCIATION
2014 ANNUAL OWNER'S MEETINGS**

Thursday, March 27, 2014

5:30 – 6:00 PM Sign in and Social Time

6:00 – 8:00 PM Meeting

MEETING AGENDA

- I. CALL TO ORDER AND INTRODUCTION
State of NYBA Report
- II. PROOF OF NOTICE OF MEETING AND ESTABLISHMENT OF QUORUM
- III. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES
- IV. TREASURER'S REPORT
Auditor Representative Report
Budget Ratification
Insurance Representative Report
- V. MARINA MANAGER REPORT
- VI. INTRODUCTION OF CANDIDATES FOR BOARD OF DIRECTORS
- VII. ELECTIONS OF DIRECTORS
- VIII. OLD BUSINESS
Amendment to Appendix B of the Declarations, Allocated Interest and Voting Power
Update for Seattle Boat Company Development Plan
- IX. Election to adopt Amendment to Appendix B of the Declarations, Allocated Interest and Voting Power
- X. Election to authorize the President of the Board of Directors to execute the Single Site Agreement and other documents with Seattle Boat to proceed with joint development plans

XI. NEW BUSINESS
Owner's Forum

XII. ADJOURNMENT

Discussion:

1. Steve Rieger called the Meeting to order @ 5:30 PM. Steve welcomed everyone to the Meeting and introduced invited guest.

Board Members present: Steve Rieger, Jeff Hoyt, Kyle Anderson and Bill Raleigh

Board Member absent: Sean Kearns

Marina Manager: Tom Lisk

Bookkeeper: Tracey Craig

Invited Guest: Jennifer Hill, Condominium Law Group, Tom Sulewski, Clark Nuber and Jeremy McCaslin, Caledonian Insurance Group

2. Bill Raleigh reported that we do have a quorum either present or by proxy to conduct the Meeting.
3. Motion and Second to approve previous meeting minutes for the February 7, 2013 Annual Meeting and the October 2, 2013 Owners Meeting. The minutes were approved by voice vote.
4. Treasure's Report:
 - a. Tom Sulewski went over the draft Audit Report and answered questions. Tom said that he will have the final Audit available by April 2, 2014. A PDF file of the final Audit will be emailed to all Owners that have provided email addresses. Copies of the Audit will be available at the marina office.
 - b. Jeff Hoyt presented the budget for 2014. Jeff said that we are again adding a 5% dues increase to maintain cash flow in anticipation for some improvements including the bulkhead @ B Dock. Jeff said that we are looking at having a reserve analysis done this year. This was suggested by Clark Nuber. Motion and second to ratify the budget. By voice vote, the budget was ratified.
 - c. Jeremy McCaslin went over the insurance coverage and answered questions. Jeremy was asked if we would get a discount for requiring everyone to use smart electrical plugs? Jeremy said that he would look into that but also suggested boat owners talk to their individual boat insurance brokers if they want a discount.
5. Tom Lisk gave a report for activities planned for this year including: milfoil treatment, gutter repairs, deck repairs and B dock bulkhead. Tom was asked if snubbers will be required for boats. Tom and Steve responded that the Board decided to require snubbers on the open slips due to proximity to open water and because the open slips have less structure than the covered slips. Tom was asked if we are still evaluating derelict boats to be removed from the marina. Tom said yes but it is difficult to get them removed. Tom was asked to look at the boat in C-93.

6. Steve introduced Board candidates Bill Raleigh and Sean Kearns who was not able to attend the meeting.
7. Both Bill and Sean were reelected for another term on the Board.
8. Old Business:
 - a. Jennifer Hill explained why we need to revise Appendix B which list each Unit percent interest and voting power. Jennifer said that due to the percentages being calculated by formula and rounded, the rounded percentages did not add up to 100%. We had to change a few of the Units by .01% in order for the totals to add up.
 - b. Alan Bohling gave a presentation using the SBC web site for their development plan and Single Site Agreement. permit. He said that the planning began back in 2006 and was stopped when it was discovered that some of the property ownership was in question. As the courts have now ruled on the property ownerships, SBC wants to continue with their development plans. Working with NYBA and the City of Bellevue, a Single Site Plan has been developed. The plan benefits both NYBA and SBC with parking and circulation. Alan anticipates the permits will be approved in August of 2014 with construction beginning in September. They are scheduling the project to be completed in 5 1/2 months utilizing the lake low water time of the year. Alan answered several question during his presentation:
 - i. How will traffic be controlled across the launching area @ D-1 and D-2? NYB will be granted access to cross this area in the Agreement and will have a yield or stop sign. There should not be much of a wait to cross.
 - ii. With the increase in water traffic, how will the waterways be regulated? Alan said that they have done a lot of planning for the water side traffic control including T times to launch boats, boat safety training for their customers and cameras. Alan said that if they have violators, by contract they can void the contract and remove the boat. One Owner suggested that NYBA hire someone to police the waterways on busy days with SBC paying the cost.
 - iii. What assurances can Alan gives the Owners that this plan will now work after everything that has gone on over the last several years? Alan and Kyle have been working on this plan for several mouths and believe they now have a workable plan. The City has also been active with the planning.
 - iv. Even without the additional water traffic added from SBC operation, there has been documented traffic problems. Suggestion that a joint committee from SBC and NYB develop a written water traffic control and implementation plan. The plan would include penalties for violators.
9. The vote to revise Appendix B passed with 60.65% approval.
10. The vote to authorize the President of the Board to execute the Single Site Agreement and other documents with Seattle Boat to proceed with the joint development plan passed with 57.35% approval.
11. Due to time and the open discussions during the meeting, an additional Owners Forum was canceled.
12. The Meeting adjourned @ 8:15 PM