

NEWPORT YACHT BASIN ASSOCIATION BOARD MEETING

TUESDAY SEPTEMBER 14, 2011  
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Board members present – Sid Rubin, Jeff Hoyt, Karl Lang, Paul Shook, Jeannette Schulz and Marina Manager Tom Lisk

The minutes of the previous meeting , June 14, 2011, were passed out and read by members. Sid Rubin wanted it noted that he had an issue with the statement at the bottom of page 2 about Section 6.2.11 of the declaration. His comment was noted. The minutes were approved by Jeff and seconded by Paul.

Jeff Hoyt presented the financial report. Copy is attached to file copy of minutes. There is no change in the balance sheet. We currently have \$190,00.00 in cash and \$57,000.00 in receivables. We did pay Tousley Brain , attorneys \$21,000.00 which is 65% of billing and 100% of expenses. The treasurer report was approved by Jeannette and seconded by Paul.

Jeff presented the current delinquent dues list for the board to review. It was decided that the board would discuss when interest would be added to delinquent accounts at the next meeting. SBC owes \$9025.31 for outstanding dues.

LAWSUIT APPEAL STATUS

Both attorneys are out of town. They were notified in September about oral arguments which may take place in November or December. Chris will be in trial in the San Juan Islands in November.

MARINA PROJECTS – Tom Lisk

Tom did a surface patch on docks F and G and it is holding. It is a 15 minute quick set product.

The piling at E-1 needs repair.

Tom has some concern about the old electrical boxes (blue boxes) .The estimate for replacing the weather covers on A dock power boxes is \$2500.00.

Tom was told by Evan Weir that SBC has already or will apply for a permit for a boat lift on D dock. Tom checked with Evan while we were there and SBC has not yet submitted for a permit for the lift.

Tom suggested a budget item for next year would be the sale and installation of smart plugs.

Tom has sent out 14 HOLD HARMLESS notices to slip owners who have installed lifts in their slips. Their signature is required and the form returned to the marina office.

Currently 35 slip owners/renters have not picked up their 2011 parking permits. They do need to present a certificate of coverage that shows proof of insurance. Tom files all certificates in the office.

The derelict boats moored in the marina need to prove the boats can be started and moved by their own power in case of an emergency. Tom is compiling a list for the board to review at our next meeting.

EAST LOT – the east lot (leased area) was leveled and gravelled by the construction company for us. It is a little dusty but better. We can do 1000 square feet of upkeep without a permit.

BOAT LIFTS- water lift shut off valves will be installed at each owners expense \$195.00 per lift for the fittings. This will prevent water leaks that the marina has had to pay for in the past. Can be very expensive .

Tom checked with our insurance carrier and the Association is responsible if there is a spill while a boat owner is refueling with gas cans from the docks. A motion was made by Jeff and seconded by Jeannette that we review our RULES AND REGULATIONS about this and make changes if necessary. There is no fueling allowed at any common or limited common areas (finger piers or main piers) to boats. Fueling is allowed only at approved fuel docks.

All live aboards insurance coverage needs to be reviewed so make sure they are covered if they stay on their boats more than 72 hours. Most are not covered which makes the association responsible for damages.

PSE has not started any of the replacement work on the electrical panel on A dock. PSE contacted Al Bohling but not NYBA. Why is that?

#### SEATTLE BOAT PLANS

SBC has presented yet another plan/drawing using the end of A dock for launching their boats. They have given more parking spaces to NYBA which SBC originally had marked for themselves. David Pyle has said that this new plan is conceptually doable .

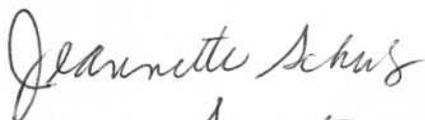
After further discussion, the board still has some of the same concerns with SBC's plans. NYBA will require a second entrance to the parking area, A dock parking would be greatly reduced and become a major problem and we will not accept all the compact parking spaces that SBC has outlined in their plans.

Karl will contact SBC and tell them that the board is willing to present this plan to the membership. A copy of Karl's e-mail to Al is attached. The membership has to have 30 days written notice about a special meeting. We need 70% membership approval for acceptance of this plan. The attorneys expressed we need 100% approval.

Paul proposed that we instruct Condo Law Group to proceed with incorporation. A motion was made by Jeff that we go ahead with the incorporation process and seconded by Paul. Sid did not approve the motion. The motion passed 4-1. Jeff will contact CLG to begin paperwork.

Paul proposed that a long term plan be presented at the next NYBA general meeting, February 2012.

The meeting adjourned at 12:40pm

  
Secretary