

**NEWPORT YACHT BASIN ASSOCIATION MEETING OF
THE BOARD OF DIRECTORS – Budget Discussion
01/19/09**

In attendance were Board Members Kyle Anderson, Dave Pellegrini, Maintenance Manager Tom Lisk, and Bookkeeper Tracey Craig. And guests Karl Lang, Frank Lowe and Sid Rubin

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

The minutes from the previous meeting were read and approved as written.

First on the agenda was an update from Kyle on the Seattle Boat Company situation. Our courts date is set for March 2010 to have a judge make the final determination on the property lines between the Association and Seattle Boat Company. Currently there is a cloud on the SBC title which does not allow them to get financing, develop, etc. A budget for next fiscal year was set at \$30,000 for an attorney.

There was some discussion about the G & F dock parking situation and improvements that were promised first by Doug Burbridge and then transferred to Seattle Boat Company. The burden now appears to fall back on Doug Burbridge who is seeking an easement on utilities to run a sewer line over NYBA property. The discussion ended with a resolution that the easement would be granted as soon as the graveling for the parking lots and the promised improvements were completed. There was some discussion about what the lease to the parking lot says is a reasonable period of time. The lease was signed in March 2006, and three years was deemed reasonable – the improvements should be done.

Other topics discussed around this issue included SBC paying their association dues for D1 & D2 and their 40 ft slit of property. It was noted that SBC had been billed for the charges related to D1 & D2 as of November 2008 billing and as of that date had not paid the additional dues.

Second on the Agenda was a detailed discussion of actual expenses for fiscal year ending 1/31/09 vs. budgeted expenses for Fiscal year ending 1/31/09.

Regarding the insurance increase - who appraises the value of the entire marina? And do we have the value from a dock builder on an open and covered slip? Where did Insurance Company get 6 million estimate?

Regarding communication and additional office expenses for two mailings to owners this past year, Tom talked about a Digital Phone tree and it's costs, it was determined that the expense for that would exceed our office expenditures even if we did have the need for additional mailings.

Regarding electrical expenses, Tom indicated that he had been replacing using mercury vapor lights that last longer than the existing lights. There was some discussion about a photo sensor light with low voltage and a Pagoda 20 watt light in conjunction with the

water lines on the docks, but there was a huge concern about visibility. Motion Sensor not a good idea for same reason, and the LED lights last longer, but are very expensive.

The new office was discussed and a timeline was determined to begin construction after the restrooms were finished. A tentative plan was to give notice 30 days prior for June 1, 2009.

The parking lot tax probably not going to change until the short plat is finished, and when that is complete it should drop about \$1,000.00.

The water and sewer was addressed and the increase for several months due to water lift on A-Dock not being properly used.

Pilings discussion – there are 90 pilings that Stillwater deemed need to be replaced, currently we can only replace 18 a year.

The Bulkhead estimate was discussed and the paving of the parking area was removed from the estimate to lower it by \$13,000 plus tax. Tom was seeking 2 other estimates.

A proposal from the bookkeeper to increase her fees monthly was read and approved, as was an increase to Tom Lisk's current salary.

The nomination of the Board Members was discussed and a ballot was prepared to be sent with the quarterly assessment billing.

There was no other new business.
The meeting was adjourned.