

## Fall 2019 Minutes

### Twin Echo Shores Association

August 31, 2019 – Twin Echo Shores Rec Hall, 10 am

**In Attendance:** Steve Engel, Doug Fletcher, Julie Fletcher, Doug Hill, Russ Foster (via telephone), Al Zarko, Patty Ward, Pat Dahmen(2019 alternate), Mike Boyle(2020 alternate) and a recording secretary.

**CALL TO ORDER:** The meeting was called to order by President Doug Hill and a quorum was established with 5 of 5 Board members present and one alternate

#### **APPROVAL OF MINUTES FROM July 18, 2019 BOARD MEETING:**

*A motion was made to approve the minutes from the July 18, 2019 meeting*

**Moved:** Steve Engel   **Seconded:** Patty Ward   **Carried:** Unanimously

#### **FOLLOW UP ISSUES FROM AGM:**

The axes from the wood pile have been removed and put into the shop permanently. A complaint had been received about the unsightliness of the woodpile. A discussion followed on a way forward. Should the logs be stacked? Split and stacked? Be removed from the Resort? At one point the Resort paid for wood for our Members to use. We do have an overabundance of wood right now due to the number of large trees recently taken down on our property. It was estimated that about ten Members use the wood. The community fire pit uses the most. Russ pointed out the social aspect of the firepit and tradition at TES. He suggested Members could use their own axes to reduce liability issues for the Resort. Al asked if the Resort saves money by not having logs removed from the property. Doug F replied that it was a wash for the Resort because the tree cutter cuts the rounds for us free of charge or charges to take the wood away. Patty suggested renting a log splitter and using volunteers to stack the wood. An organized pile might provide more parking space. Doug H suggested that we table a decision until the spring because the Managers have a very heavy project list this fall. Al suggested that a committee of interested Members be struck to resolve this issue each year.

Boat Lease Feedback – Feedback has been received from two Members. All Members are asked to submit constructive feedback to Doug and Julie at the TES email address by November 1. Doug H will amalgamate all the comments and pass it along to Board Members. Changes need to be made to the 2020 Lease by mid-December so they can be distributed to the Lessees by the end of the year. Leases must be signed and the slip paid for by March 1. The lease will continue to focus on managing Resort risk, be flexible to changing circumstances, and optimal use by Members. There has been a significant amount of positive feedback on the lease.

“High Impact” Issues – Concern was raised at the AGM that the Membership may not be well informed about “high impact issues”. It was stated that the TES website has transparent minutes on all issues discussed at Board meetings and AGM’s. It is the responsibility of the Members to read these minutes and bring issues to the Resort Managers or the Board of Managers as appropriate. The Board recognizes that a high impact issue may be different for all members. The Board applies due diligence to each request and may talk to Members who are affected if deemed necessary. Timely and effective decisions must be made and that does not always allow for general communication and feedback.

Doug H reminded all Board Members of their duties and responsibilities. It is important that all Members are informed of Board decisions at the same time.

## **BUDGET 2019**

Steve reported that there have not been many major surprises to the end of July. Exceptions have been plumbing infrastructure repairs, windstorm damage to the dock entrance and legal expenses. There will also likely be underruns partially due to efficiencies enacted by the Managers. Specifically, electrical and garbage removal costs are going down. This is happening even when costs for these services increase yearly. In all these variances should result in us coming in on budget in 2019.

## **BUDGET 2020**

Steve presented a working paper. Several options were looked at and discussed for 2020 assessments. The budget will be finalized when bills for the summer are received and estimates for next year can be more accurately predicted. It was noted that costs in general rise due to inflation and that our surplus fund was drawn down last year by \$6000 for the extraordinarily large tax bill. The Board agreed assessments would need to address these issues. The Members will be notified of their homeowner's assessments 60 days in advance of year end when the final budget is approved. The portion of their assessment for property tax will be calculated when the bill is received from Kootenai County in December. The Members will be notified of their full assessments for 2020 at this time.

A discussion followed on lease rates for boat slips. It was recognized that our rates are far below similar facilities in the area. In 2008 the rates were increased to \$400 for full slips and \$200 for half-slips. The half-slip rate was never fully enforced at that time and stands at \$165. The rate for full slips was increased in 2017 to \$440.

*A motion was made to increase the lease rate on boat slips for the 2020 season. Full boat slips will be \$500 per year and half-slips \$200 per year.*

**Moved:** Steve    **Seconded:** Russ    **Carried:** Unanimously

A discussion followed on the Board's philosophy on achieving and maintaining financial stability for the future of TES. Steve pointed out that it has been necessary to use money from the surplus from previous years to cover unexpected expenses. At a minimum the homeowner assessments should cover all the expenses for that year. The Board does not want to cause financial hardship for our Members, but we must be fiscally responsible. We discussed small yearly increases vs a large special assessment when there is a financial emergency. In general, special assessments were not favored.

*A motion was made that commencing in 2020 the Board of TES will strive to achieve and maintain a surplus account of 50% of the operating budget that will be achieved over a reasonable period of time.*

**Moved:** Steve    **Seconded:** Al    **Carried:** Unanimously

## **OTHER BUSINESS**

**Two RVs in a Member's site.** We have a rule in place that prohibits this. We must consider the issues TES would have should Panhandle Health or other County Departments inspect our premises and observe we are not following County rules. We cannot do anything that will jeopardize our grandfathered land use permit.

**Privacy fences.** When we are approving Member's request for privacy fencing, we need to consider the impact on the neighbors. We don't want to take away from the community feel of our Resort.

**Compliance Forms.** Doug F, Julie and Doug H will work on this and will have it implemented in the near future.

**Claudia's Retirement.** Doug and Julie have been looking for a replacement bookkeeper and to date have not been able to find someone willing to do the job. This is a high priority item for them in the coming weeks.

**Recycling Options.** A Member has spoken with the Kootenai County Solid Waste Administration office that has suggested a possible way for our out of county Members to recycle. We will wait for his input and follow up as appropriate.

**Boat Lifts.** Our docks are considered “community docks” under the Idaho Lake Protection Act. As such we are allowed two boat lifts per dock/moorage. We presently have three TES lifts that are rented out and a private one so we are in compliance with State rules. TES will be contacting the private owner to ensure fairness to all Members.

**Meeting Dates for 2020:** The following dates were agreed:

Spring Board Meeting – Saturday, May 16th

Pre AGM Board Meeting – Thursday, July 23rd

AGM – Saturday, July 25th

Fall Board Meeting – Saturday, September 5th

Doug H thanked Patty for her service to the TES Board.

*A motion was made at 12:25 to adjourn the meeting.*

**Moved:** Patty **Seconded:** Steve **Carried:** Unanimously