

MARINERS COVE AT LIGHTHOUSE BAY

2023 ANNUAL MEETING MINUTES

SUNDAY, DECEMBER 10th, 2023 - 4PM ZOOM MEETING

AGENDA

I. Roll Call

The meeting started at 4:00pm.

Attendees and Proxies:

21 Owners Present

11 Owners on Zoom

17 Owners gave Proxies.

49 Owners represented at this meeting.

In Person Attendees:	
101	Judy and Carl Rauwerdink
105	Michelle Reddington
113	Wayne and Bev Beutin - President
201	Anne Cunningham & Jen Cox
205	Fred Plagge
206	Micki Hill
207	Cindy Schaefer
304	Smitty Smithart
306	Dianne Krapfel
314	Dave Bloom
315	Denise Vial
401	Padar Waller & Marsha Monroe
406	Bill & Marilyn IBach
407	Rose Yaroch – Secretary
408	Keith Dwyer
410	Kent & Tami Holquist
411	Dan & Connie Marsh
413	James Corman
505	Greg Mergen
506	Patrick & Denise King
516	Bob Jackson

Zoom Attendees	
104	Paula Goode
111	Zach & Kristh Meredith
115	Charles Pycha
302	John Juonie
317	Jon & Pat Christensen - Treasurer
402	Bill Hofeldt - Library
409	Pam Hobson
503	Paul & Karen Coleman
504	Shaun & Daniel Gorman
509	Collette & Bob Wallner
512	Jim & Betsy Jansen

Proxies	
103	Jim & Marsha Harnett – Bev Beutin
106	Steve & Sari Simer – Bev Beutin
109	Paul & Jane Dingee – Bev Beutin
110	Bill & Bonnie ELA – Bev Beutin
117	Greg Mcincosh – Bev Beutin
202	Carlos, Mariela & Oscar Pimentel – Bev Beutin
301	Colleen Kopp – Micki Hill
307	Randy Lengyel – Bev Beutin
313	Johnvarda & Sara Campbell – Bev Beutin
318	Steven & Trudi Delain – Bev Beutin
412	Lori Neilitz – Rose Yaroch
501	Lois Van Allen – Bev Beutin
507	Amy Sipsma – Bev Beutin
508	Bob & Patricia Getz – Bob Jackson
510	Bruce & Joan Wickman – Wayne Beutin
513	Steve & Diane Clark – Bev Beutin
515	Mike & Sally O’Mara – Bev Beutin

II. Proof of Notice of Meeting

The annual meeting agenda and other documents were sent out via email and Sheila Yunker mailed them to each homeowner.

III. Proof of Quorum

Forty-nine owners were represented at this meeting.

IV. Approval of Minutes of 2022 Annual Meeting

Motion to approve. Second. All approved.

V. Report of Officers

Bev, as the President of the Association recognized all Board members that were on the Board last year and a Special thank you to the Board members that had to step down because of personal reasons. Matt Berg, Cyndi Dieter, and Dan Schaefer.

Thank you to all owners that stepped up into board positions during midterm, Jim Jansen, Rose Yaroch, and Randy Lengyel. Thank you to Jon Christensen who is going into his fourth year.

It takes the entire community to keep everything going. The Board of Directors always reaches out to homeowners for their expertise, such as lawyers, electricians, attorneys, etc., to get their advice on specific issues. We also have great active committees that deserve a thank you, the Marina, Landscaping, Hospitality, and the Building & Grounds Committee.

On January 1st, we hired APEX Property Management, Sheila Yunker is our Property Manager. Since January through today we have been very happy with APEX. Sheila Yunker our property manager was asked to say a few words.

Sheila Yunker mentioned that she has met a lot of homeowners, and everyone is very nice to work with. She recognized the Board for all they do for the community. Sheila mentioned that the Board of Directors and our Committees do a lot of the work that she would normally be responsible for and she appreciates the input. She indicated that Mariner's Cove is a great community and so easy to work with. Sheila has been with APEX for 5 years and is the Property Manager for many properties.

Bev recognized the importance of communication to all homeowners. There were 136 emails sent out from the Board this year.

Michelle Kullmann, unit 103, asked about the possibility of creating a Facebook Group for communications. It was explained that there had never been a Mariners Cove Face Book page, it was never an avenue any boards wanted to get involved with. Also, in the past someone had set up

a Facebook Group that looked like it was an official Mariner's Cove Facebook Group, and this caused confusion and frustration to some of our homeowners. For these reasons there is no interest in an official Mariner's Cove Facebook Group.

Bev introduced Rose Yaroch had joined the Board in July of 2023. There have been changes that have been made to the Book of Rules over the last 7 years that were never implemented to the official Book of Rules. Bev thanked Rose for taking on the task of retyping and updating our Book of Rules. Bev thanked Rose for all she had done so far.

Treasurer's Report: Jon Christensen

Report as of October 31st.

There is \$401,000 in our Reserve Account.

There is \$19,000 in our Operating Account.

At the end of October there were 3 homeowners who were overdue on their association dues in the amount of \$1,700.

End of August spent about 83% of budget.

Micki Hill unit 206, asked where are the legal expenses for 2023 recorded and why are we only budgeting \$1,300 for 2024? Bev responded that legal expenses in 2023 have been paid out of our Reserve Account because they are unusual and was not something a board could budget for. The Operating Budget is only for our Operating expenses and the \$1300 Legal budget item would be for normal legal advice needed during the year, NOT for extraordinary legal expenses of defending our Association from a complaint filed by an Owner. The Legal Expenses from our Reserve Account are shown on our Cash Flow Statement under "Other Income and Expenses".

Keith Dwyer Unit 408, asked if there is a place that all owners have access to that contains all the information about this lawsuit? Jim Jansen Vice President of the Board said there will be documents that the Workforce Development will create that will become available to owners, Jim is not sure when. Because this is an ongoing case no information can be shared at this time.

Bill Ibach unit 406, asked if any of our legal expenses would be covered by insurance? Bev Beutin, President of our Board, said No, the legal expenses

to defend the Association is not something that would be covered by our insurance.

VI. Report of Committees

- **Marina** - Pedar Waller reporting for Mike O'Mara.
 - The pumps that were installed this year were working very well despite low water levels. Thank you to Wayne, Building & Grounds Committee for all the work to get the electricity issue with our docks resolved.
 - Putting the pumps in and out is a voluntary activity. Thank you to Dan Schaefer, Dan Marsh, Steve Simer, Jim Jansen, and Mike O'Mara for helping with this yearly process.
 - The kayak launch is new this year and has been a great success according to everyone that uses it. Thank you to the adhoc committee Trudi Delain, Rose Yaroch, Cyndi Deiter, Marsha Monroe, and Mike O'Mara that spent time researching this launch.
 - Thank you to Mike O'Mara who has maintained the ponds and waterfalls for many years.
 - Thank you to Paul Coleman for the work with the dock hoses and electrical cords each year. Paul brings them out in the spring and removes them in the winter for safe keeping.
 - There is a purple kayak laying on the E dock. The owner needs to put it away or store it on the Kayak Rack.

- **Landscaping** – Marsha Monroe, Chairman:
 - Presented what was accomplished this year in terms of a tribute to the volunteers that have helped and also asked that the homeowners realize how many people it takes to keep the property looking good. Formal members of the group are Trudi Delain, Marsha Monroe, Judy Rauwerdink, and Joan Wickman. We have a number of volunteers that step up for specific projects on an adhoc basis and those are Wayne Beutin, Bruce Wickman, Pedar Waller, Steve Simer, Dan Marsh, Eric Anderson, Chuck Pycha, and Rose Yaroch.

 - What was completed:
 - The lighthouse main drive garden was watered and planted all through this year by Trudi Delain. It is absolutely beautiful.
 - Trimming projects and clean up were done by Marsha Monroe and Trudi Delain, great job. And Alt's did a great job this year.

- The roses were maintained by Joan and Bruce Wickman. They have done a fabulous job this year and the roses look the best they have ever looked.
 - Chuck Pycha has kept up thistle control in the rock garden.
 - Rose Yaroch researched and sprayed Neem Oil across the campus in the Cranes' favorite places for grubs.
 - Judy Rauwerdink took ownership of the pool garden and had a lot of competition with the cranes.
 - Wayne Beutin, Pedar Waller, Marsha Monroe, Judy Rauwerdink, and Dan Marsh were all involved in the Boardwalk project which included trimming and removing of trees.
 - Steve Simer, Judy Rauwerdink, and Pedar Waller mulched areas that were missed last year.
 - Eric Anderson and Dan Marsh have been regulars helping with mulching throughout the years.
 - Mike O'Mara has kept the fountains and pools looking great for years. Special feature of our community.
 - For 2024 we hope to expand the volunteers for development and maintaining more gardens.
 - Thank you, committee, and all volunteers.
- Keith Dwyer, asked if spreading insecticide eliminates the food needed for the wildlife we have on our grounds? Rose Yaroch, said Neem Oil comes from a tree that is a natural substance that does not impact aquatic plants, fish, or wildlife and that is why it was chosen to treat the grubs. It was only applied in areas where the cranes were digging and causing damage and not over the entire community area.
- **Hospitality**
Bev Beutin:
 - Whenever new owners move into Mariner's Cove, Bev sends the owner an email that has all of our current documents. Bev also arranges a welcome meeting if they like. This meeting is informational and friendly. And gives the new owners contact information to be able to reach out anytime with any questions.
 - There currently are no units on the market. In 2023 there were 3 units sold – one to a current owner.
 - A unit in the 500 building, a 3-bedroom unit, 2 bath, with one-car garage sold for \$615,000 which was the highest we have ever had

at Mariner's Cove. Eight years ago, there was a similar unit in that same building that sold for \$310,000. Great increase in value!

- Over the last 8 years there were 56 units that turned over.
- Keith Dwyer unit 408, said he just received his tax bill for this year and taxes have gone up by 9 or 12 percent, so doesn't it make sense to hire someone to challenge this increase? Another homeowner did not feel we need to hire an attorney and that anyone can challenge their tax bill themselves. Other homeowners mentioned that they have challenged the rise in taxes in the past years and have not been successful. Another homeowner mentioned the construction along Highway M is also what could be raising our taxes.

- **Buildings & Grounds - Wayne Beutin, Chairman:**
 - Mariners Cove campus is 7.5 acres and valued over forty million dollars. There are a lot of things here that can go wrong. All the buildings here are thirty-three years old and much of the siding, roofs and windows are at the end of life.
 - This past year we completed fifty-five projects. Could be as easy as calling a locksmith to change a lock but unfortunately most of the projects are much bigger. It takes a lot of work to call contractors and meet with them on site to discuss each project.
 - Owners on this committee have been very helpful and there is certainly a lot of knowledge and experience among these owners.
 - Carlos Pimentel, unit 202, has done a phenomenal job. He has replaced over 100 lightbulbs for us this year.
 - Our goal is to maintain or improve the value of everyone's investment and that is what we try to do every day.
 - Anyone that would like to volunteer on the Buildings and Grounds committee please contact Wayne Beutin.

VII. Executive

VIII. Election of 2023-2024 Board of Directors - Bev Beutin:

Two Board Member positions are open for vote. No owners volunteered to run for these positions this year. Rose Yaroch and Bev Beutin volunteered to run. This is the first year after the Special Meeting on Jan 19, 2023 where members voted unanimously to change the By-Laws to eliminate consecutive terms limits on board members.

Eugene Smithart (Smitty) motioned to accept Bev Beutin and Rose Yaroch.
Motion was Seconded. Motion passed unanimously.

VIII. Unfinished Business

- Roof replacement. Our roofs are at the end of their life. Next step is to hire an engineering company to create an RFP to ensure that all bids are for the same materials and the same installation.

IX. New Business

- Nothing to report.

X. Approval of 2024 Operating Preliminary Budget

- It was asked if we are going to investigate solar panels? Wayne Beutin said, it was research in the past and they are not only very expensive but most importantly you would have to install a new roof first before installing solar panels. Certainly, in the future we can explore the additional cost of solar panels after replacing the roofs.

Bev Beutin, Motioned to approve the new 2024 Operating budget.

Motion was seconded by Rose Yaroch

All members were in Favor – Operating Budget for 2024 was passed.

XI. Adjournment

Bev Beutin, Motion to adjourn the meeting at 5:17pm.

James Corman seconded the motion.

All members were in Favor.