

# MARINERS COVE AT LIGHTHOUSE BAY

## 2024 ANNUAL MEETING MINUTES

SUNDAY, DECEMBER 8th, 2024 - 4PM In-Person & Zoom

### A. Roll Call

DRAFT 01/30/25

The meeting started at 4:00pm.

#### Attendees and Proxies:

27 Owners Present

7 Owners on Zoom

10 Owners gave Proxies

44 Owners represented at this meeting. Current Board Members\*

<b>In Person Attendees:</b>	
101	Judy Rauwerdink
103	Paula Goode
105	Michelle Kullmann
108	Pat Lohry
115	Charles Pycha
201	Anne Cunningham
203	Jeff Prebish
205	Fred & Eileen Plagge
206	Micki Hill
207	Bob Glebs & Susan Elias
302	John Juonie
306	Dianne Krapfel
314	Dave & Cathy Bloom
315	Denise Vial
318	Steven & Trudi Delain
401	Padar Waller & Marsha Monroe *
402	Bill Hoffeldt
406	Bryan Durst
407	Rose Yaroch *
409	Pam Hobson
410	Kent & Tami Holquist
415	Brenda Minor
503	Paul & Karen Coleman
504	Daniel & Shaun Gorman

512	Betsy Jansen & Jim Jansen*
515	Mike & Sally O'Mara
516	Bob Jackson

<b>Zoom Attendees</b>	
111	Zach & Kristh Meredith
303	Chris & Tina Antonetti
317	Pat Christensen & Jon Christensen*
404	Mike Seiner & Kim Seiner*
505	Greg Mergen
509	Collette & Bob Wallner
511	Patti Sutton

<b>Proxies</b>	
103	Jim & Marsha Harnett – Jim Jansen
106	Steve & Sari Simer – Jim Jansen
202	Carlos, Mariella & Oscar Pimentel - Board
304	Smitty & Lana Smithart - Board
301	Colleen Kopp – Micki Hill
307	Randy Lengyel – Jim Jansen
316	Barb Berling - Board
412	Lori Neilitz – Rose Yaroch
501	Lois Van Allen – Board
508	Bob & Patricia Getz – Jim Jansen

## B. Proof of Notice of Meeting

On December 3, Sheila Younker, Apec Property Manager for Mariner's Cove, emailed the "Notice of Annual Meeting" to all owners. The packet included: meeting announcement with zoom connections, the 2024 meeting agenda, the 2023 Annual Meeting Notes, the 2025 proposed budget and proxy forms for those unable to attend in person. This email was followed up by hard copies mailed to owners and received prior to the meeting date.

## C. Proof of Quorum

Forty-four owners were represented at this meeting.

25 owners are needed for a Quorum of an Annual Meeting.

## D. Approval of Minutes of 2023 Annual Meeting

Motion to approve. Second. All approved.

## E. Report of Officers

President: Jim Jansen

The President reported that it's been a year of great transition with many people stepping up, filling the gaps. Thanks to Sheila Younker, of Apex Property Management for her guidance and assistance.

All board members have stepped up in taking on new roles. Thanks to our volunteers, in particular Karen Coleman and the Hospitality Committee volunteers who have taken on new roles.

In general, there's a lot going on. The goal is to keep owners as informed as possible throughout the coming year with the philosophy that more information is better than too little.

Treasurer: Jon Christensen

Our latest financial report (October) shows that we have \$509,000 in our reserve account and \$7,300 in our operating accounts. There are only 3 owners delinquent. The delinquencies are less than 30 days and account for only \$1200.

At the end of October 83% of the year has passed. We have spent 86% of our operating budget, so we are about 30% over our expected spending rate at the end of October. Projecting through the end of the year, we are likely to be about 3% over budget.

Proposed budget for 2025. We are increasing the monthly HOA fee by 3.3% or \$20.00 / month in support of this budget.

Vice President: Rose Yaroch

Work has been focused on improving our connectivity for both off-site participants and for participants attending in the library. We've experienced lots of improvement and plan to continue to fine tune processes in 2025.

Secretary: Marsha Monroe

Enjoying new role and happy to support the needs of the community by keeping up with record keeping needs and requirements.

## F. Report of Committees

**Landscaping: Marsha Monroe & Trudi Delain**

Since 2019 we've had a phased approach to catching up on our landscaping needs. Several years were spent for on shrub improvement and planting the Lighthouse Bay Drive gardens. The following two years focused on bringing our mulched beds up to date and expanding our lawn services responsibility for weeding to include back-facing and side-facing garden beds.

In 2025, we hope to focus on more planting although our plans will be limited to areas that won't be affected by the roofing and painting projects.

Thanks to many first floor owners, as well as many 2<sup>nd</sup> and 3<sup>rd</sup> floor owners who participate in keeping our grounds looking great!

**Marina: Mike O'Mara & Pedar Waller**

High water level past year presented challenges for all of us, but the docks held well throughout. The pumps under docks seem to be doing their job circulating water---resulting in less plant & algae buildup.

The fountains are shut down for the year and all pumps, hoses related to fountains and piers are put away for the year. Thanks to everyone who helped. Special thanks to Paul Coleman for fall and spring hose management.

The problem of goose droppings on kayak launch was discussed. Mike will investigate the possibility of getting water pressure at kayak dock. A stiff broom will be left on the kayak racks as an interim alternative.

The large, invasive lilies are creating some problems around docks. Mike is researching area providers who can work with us in controlling this type of lily. Jim reminded us of the need to work within county guidelines.

**Hospitality: Karen Coleman, Shaun Gorman, Trudi Delain & Micki Hill**

The Committee is taking primary responsibility for welcoming new owners to our community and in planning a series of community events. Two families have been welcomed this fall, and several more welcome meetings are planned and pending.

The Committee has 4 planned community events for 2025. These activities are based on results of an interest survey sent to owners in December and will be released in January. The Committee thanks everyone for their involvement.

Several new owners who were present were introduced and invited to say a few words.

Buildings & Grounds: Jim Jensen, Pedar Waller, Sheila Younker

Responsibilities are falling to the Board, past committee members and Sheila at this time. We're working through issues as they arise.

## **G. Election of Board of Directors**

The President explained that our governing documents originally set up the election of Board positions to be staggered to ensure continuity of Board knowledge. Several positions were up for election on even years, the remainder on odd years. Due to ongoing changes in Board membership, including members completing terms of resigning members, we have gotten off-kilter in this rotation and have taken steps to clarify current board terms for this election and to get back into the intended sequence of even / odd year renewals for our positions. There was agreement that the staggering of terms is consistent with our guiding documents and the President presented the current list volunteers running for open roles on the Board of Directors:

Owners willing to run for 2-year terms - expiring in even years:

Jim Jansen

Marsha Monroe

Kim Seiner

Owners willing to run for 1-year terms - expiring in odd years:

Rose Yaroeh

Jon Christensen

The President asked for other volunteers interested in also running for the Board of Directors. Hearing none and having had no responses to an earlier email inquiry for volunteers to run, the President proceeded to a voice vote. The above election slate for Board of Directors was unanimously approved owners.

## H. Unfinished Business

The President addressed security concerns about using the Neighborhood Link web site. A short-term solution has been implemented. All documents from the Neighborhood Link have been moved to the Apex Appfolio site managed by Apex Property Management. Both sites are now being maintained with current documents. If you have security concerns, use the shared documents on Apex Appfolio site. Our longer-term solution is to develop a secure, dedicated Mariners Cove website. This is in progress.

Th President gave an update on the Roof Project. Despite the delay in shingle availability of late fall, we are on target for beginning as early as March--weather permitting. We had hoped to have one building done to get some real experience in whether our projections regarding the underlayment are on target. In January the President will be sending communications to every owner with a projection for their individual special assessment amount.

Special assessment collections will be maintained in a separate account which has already accumulated funds from "seller-paid amounts" during the sale of their properties. Owners will have until March 15 to pay special assessment amounts in advance, if they wish to avoid interest payments. August 15 is the deadline for full payment for those who did not pay by March 15. Those owners not paying by the March 15 deadline, will be assessed a share of interest at the time of their August 15 payment.

Our roofing contractor is eager to get going. The contractor went above and beyond in repairing several roof leaks in late fall. They are estimating each building will take about 2 weeks to complete. Weather will impact their ability to predict timelines, but the Board will be communicating updates as we become aware.

## I. New Business

An owner raised a concern about bugs building up in elevator light covers. Actions to be identified by BOD.

The President reminded people to email him when they notice light outs across the campus. Jim relays the information to Carlos Pimentel. Carlos has been generously donating his time to replacing lightbulbs across our campus for a number of years. We appreciate his ongoing contribution!

## J. Approval of the 2025 Budget

The president provided a brief overview of the budget for 2025 highlighting several points.

We negotiated 3-year contracts with several vendors, locking us in at advantageous prices.

The cost of drier duct cleaning service has been added into the budget for 2025 to reduce fire hazards for our buildings.

The President made several clarifications on specific line items regarding legal fees and insurance costs. He indicated that the 2025 budget reflects a 3.3 % increase in dues over 2024 dues, or \$20/month.

Several owners had questions regarding use of long-term approach to us of reserve funds and made a request to the Board to meet with them separately to discuss further. BOD to follow up.

## K. Adjournment

An owner made a motion for adjournment. The motion was seconded, and the meeting was adjourned.