**DHBA BOT meeting 11/8/17 via Google “Hangouts”**

Attending: Bryce Kisker, Duke Campbell, Stephanie Murphy, Jon Claus, Tim Coulter, Molly Rothwell, Kerri Donovan

**Minutes from 2017 annual meeting approved**. Clarified procedure for prime time draw. First round had 3 stages: Board Members, Member use, Adult children. Second and 3rd draws were not separated this way. Molly, Duke, Wanda, Catherine and Nancy were present for the draw in 2017.

**Roles**: Tim will become treasurer, Kerri will be VP (in charge of reservations) and Molly will be secretary. All other roles will not change.

**Treasury Report** (Tim)

>$12K in assessments have already been received. Roof materials for cabin 1 and shed purchased. Good cash flow with $77, 370 total funds. Dredge permit coming up $10-15K

**Boat**

Jon met with Seth to go over the Hewescraft. Seth seems happy with it. Cabin holds 8 people and has 10x8 ft rear storage compartment. Cost is $100K including tax.

Decided Pacific Explorer had a poor cabin configuration and not enough storage.

Selling Strait Shooter: Munson Broker would list for $8K commission estimated value $90K. We could list on craigslist also. Hewescraft could take 12+ weeks after ordering ($1K down payment). Current maintenance reserve for Strait Shooter is $16K-could save for new boat. Consider short term loan ~$20K from members to finance new boat. Jon suggests buying used boat trailer and make sure next truck is powerful enough to pull boat out of the water for wintering or storms (probably need new truck soon).

Risk associated with not selling Strait Shooter before ordering new boat. If more boat breakdowns, we lose money. Discussion regarding when to sell or dock it/pull it out of the water. Jon and Duke to formulate email for member vote by end of week.

**Website**

Bryce has updated the website to make it more appealing and accessible to potential buyers. Suggestions from board members: show more images of the rest of the island (store, airport, tennis court), some images are distorted, and put governing documents on website. Bryce asking for editing help from board members.

Discussion regarding the list of memberships for sale and how this may look bad to potential buyers because there are so many. Board agreed not to list individual memberships, but instead direct interested parties to Anita who can provide them with a list.

Question regarding logistics of share sales and do we still use an escrow company. Molly to clarify this and get back to board.

**Caretaker Review**

Overall very good performance. No negative issues came up at annual meeting. Wasps much better, cabins cleaner, maintenance, accounting, capital improvement all positive. One issue is that Seth is not entirely comfortable driving the boat in rough seas. Jon looking into doing some training with Seth and Jon’s brother in law. Also need to direct Seth not to lobby members regarding boat (or other issues), but instead talk first to Jon and then escalate to Bryce. For capital improvements he should talk first to Stephanie and then escalate to Bryce. Bryce doing their review next Monday at noon on a conference type call. Asking for another board member to join him. Tim and Duke both volunteered.

**Capitol Improvements** (Stephanie)

Small delay for finishing cabin 2. Seth will do flooring and a few other things to finish up after Thanksgiving. Cabin 1 roof and shed roof completion depends on weather. Electrical projects completed. Tim mentioned inspections for insurance purposes. Insurance co. wants roofs done on cabins 4 and 6. Bryce asks if this is related to water damage or fire.

**Sale of Shares**

Kerri advises that MLS listing link to DHBA website. Molly recommends looking into internal “craigslist-like” websites that are specific to local business: Microsoft, Amazon, Fred Hutchinson, UW, Boeing, etc. Stephanie would like a flyer to post at her work.

Discussion of invoking upper age limit for “adult children.” Comment that many members use their membership this way and would be difficult to change culture. Also that there is more usage now with adult children which is positive financially for DHBA. Conclusion that this may result in more memberships for sale, but not necessarily more purchases by adult children.

Discussion regarding moratorium on paying second transfer fee if member buys additional membership and then gives or sells to family member within 3 years. Bryce to discuss with Jeff Garfield for some feedback. Molly to check what rules are regarding members owning more than 2 memberships.

Tim and Molly need to meet to transfer some documents.

**Insurance**

Tim looking into replacement costs for cabins. He feels cabins are underinsured at about $100k each and that insurance payouts can often be as little as 30%. He feels we should present this info to the membership so they/we can decide how much we want to spend to insure cabins.

**Stewardship Committee**

Molly to be the board representative for stewardship committee with Nancy and several others. This committee will make recommendations to the board.

**Open Space**

Discussion as way to reduce property taxes for DHBA. Big parcel on top of Head wraps around and includes shed and tennis courts. If we applied for this permit there would be costs/fees, but we could save $4, 500 per year. But it would also permanently restrict us from building any structures on this parcel. Board discussed and felt that we don’t want to pursue this issue at this time.

**Conclusion**

All felt that doing the video conference call via “Hangouts” was reasonable. Difficult to find a reasonable place to meet considering traffic issues.