

## **Decatur Head Beach Association**

### **BOT Meeting**

**Thursday- June 1, 2023**

**12:00 noon, via zoom**

#### **Attendance:**

**President-** John Mannetti

**Vice President, Reservations/DHBA Policy -** Jeff Garfield

**Secretary-** Cabin Standards & Fit n' Finish- Sharon Schell

**Treasurer-** Cabin 4 Committee & Environmental Committee- Chris White

**Special Projects, Cabin 4 -** William del Valle

**Buoys/Dock-** Kelly Price

**Facilities/Maintenance** Richard Mesher

**Caretakers:** Seth and Anita Pratt

John opened the meeting and reviewed the meeting goals:

- Review of the member approved voting pathway for Cabin 4 remodel  
Feedback from Seth and Anita on things that are missing or do not make sense.
- Permitting discussion
- Review of remodel logistics - who is ordering what, how to get materials to the island
- Review of project roles, responsibilities, timelines – clarification of team roles; caretaker roles, BOT, others.

#### **Review of History and Member Approved Pathway for Cabin 4 Remodel Plans**

William reviewed the history of the Cabin 4 remodel and the membership approved pathway that has guided BOT and committee actions. The 3 member Cabin 4 committee was formed 2.5 years ago at the request of the previous BOT.

- In March 2022 an advisory vote was taken on small, medium and large options that were presented to the membership. The large cabin option received majority votes approval. At that point, Cabin 4 moved forward with detailed planning.
- At the October 2022 annual membership meeting, 3 layout options were presented to the membership for selection. The preferred layout was determined with an online majority vote. The membership also passed a majority vote to approve the utilization of funds from the boat sale for the Cabin 4 remodel.

BOT discussion followed the overview and additional detail was provided on how the option selections were determined.

#### **Permitting**

There was a group discussion about the county permit process. Questions were raised and William agreed to contact the county for further information.

#### **Cabin 4 Remodel Planning and Logistics**

- Remodel is scheduled to begin in mid October. Materials and supplies will need to be ordered by mid-July.
- The engineering has been completed and clarification of recommendations is in progress.

- A N-S steel beam is needed to support the west cabin wall and the 3 new sliders. The current cabin was built without a ridge beam.
- Fit n' Finish committee has been asked to specify finishes (LVP flooring, countertop material, cabinetry, wood stove, wall finishes, carpet for stairs and bedrooms, kitchen sink) Will suggested budget numbers provided to the committee may need to be expanded.
- Anita stated there is additional redwood for walls available if needed, in the back of Cabin 5.
- It was clarified that balcony will need exterior support posts.
- A deck may be added to the north side of the cabin after the remodel.
- Seth and Anita offered to be responsible to get things on the island.
- Anita offered to handle all orders (will need specifics), pay for them, and get them delivered.
- Anita has consulted an Anacortes provider to get an estimate to reupholster current Cabin 4 furniture. The estimate is \$1,000 for to reupholster and the cost of fabric is additional. A large fabric selection is available. This item is not included in the current budget, however the BOT is motivated to secure needed funding.
- Chris offered to bring his crew of 5 employees to help put in building footings, as needed.

#### **Caretaker Concerns**

Seth and Anita discussed several concerns regarding the wood stove. Stated the flue will need to go above the roofline to provide adequate draw. William clarified that the freestanding wood stove will be in a recess (similar to Cabin 6) and noted the flue will be enclosed. The need for setback from the existing nearby tree will be researched. William clarified that work by an electrician has been included in the budget.

Anita suggested the addition of a weather station at Decatur Head. This is available for a nominal cost and could be accessed by all members to provide current weather status. Everyone agreed this would be a welcome addition and also suggested the addition of a camera with the weather station so a visual would also be available. Anita agreed to would provide a follow-up.

#### **Wrap up and Next Steps**

John closed the meeting by thanking all attendees for their input and discussion. The BOT and caretakers will meet together again in several weeks, pending additional information provided by the county.

**Meeting Adjourned: 1:40 (est.)**

Respectfully Submitted

Sharon Schell  
BOT Secretary

