

# Sunapee Harbor West Meeting Minutes

Board Members in Attendance:

Bob Popp President, Chris Spears, Treasurer, Ann Bordeianu, Secretary and Jim Zeppieri, Member

July 17, 2021

Topic	Discussion	Next Steps
Meeting Attendance	Roll Call: 32 in attendance. 17 Proxy, 15 in attendance	Quorum was established
President Introduction, Board retirees and New Board Members	<p>President Bob Popp discussed the continuation of his role in 2020/21 as President, despite selling his slip last year. Bob and the Board agreed it was imperative that he stay on as President to ensure continuity with the dock maintenance projects. No concerns from the membership were raised. Much appreciation was given for Bob's willingness to serve in this role until a replacement is made.</p> <p>Jim Zeppieri and Bob Popp will be transitioning off the board following this meeting. Dick Thielen (Treasurer) and Mike Woods (Board member and Secretary) stepped down from their rolls in 2020. Their contributions of time and expertise are greatly appreciated.</p>	<p>New volunteers to serve on the Board of Directors to replace Bob Popp and Jim Zeppieri include: Richard Osborne - former board member Jim Luther Bill Novick The Membership and Board appreciate the new members willingness to volunteer their time and expertise.</p> <p>An upcoming board meeting consisting of departing members, existing members and new members will formalize the new board and designate roles.</p>
Contact sheet	Need to update current membership information and add phone numbers in case of emergency. Attendees filled in their contact information: Mailing address, phone and email.	Secretary will contact non-attendees to complete list. The list will be kept confidential with the Board of Directors. Should a member need to get in touch with another member, please reach out to a Board member for information.
Boat Slip Renter Information	Board currently has 6 documented slip renters who have supplied the board with insurance, lease agreement and contact information	Per the Associations insurance and bylaws, when renting out a boat slip, all members are required to follow the process as outlined on the website, by submitting the lease, insurance information and contact information to: SHWC PO Box 604, Sunapee NH 03782. Please send if not done so already.
Member Insurance Policies	Members are required to submit a copy of their insurance policy, per clubs insurance policy and By-laws	If not done so already, please send a copy of your insurance binder to SHWC PO Box 604, Sunapee NH 03782.

Financials - See attached	<p>Treasurer reviewed the 2020 and 2021 budget. Highlights included: The drop in operating budget balance is attributed to increased expenses and a 35% shortfall of the 2020 assessment/dues.</p> <p>The new insurance policy costs doubled (\$1K - \$2K). Former carrier discontinued our policy. Dock and property maintenance costs have increased and will continue to do so due to wear and age, details to follow.</p> <p>A Request by Board/Treasurer was made to increase annual assessment to help replenish and grow reserves while having enough working funds to properly take care of docks and property to ensure their safety and longevity.</p>	<p>Board Recommended annual dues increase from \$100/slip to \$200/slip.</p> <p>Membership recommended increase to \$300/slip to cover growing costs and help avoid dipping into reserves for necessary projects.</p> <p><b>Membership and Board approved \$300/slip assessment. Those who have not paid the 2020 assessment owe \$400/slip. Assessments will be sent out in August, payable by December 31st.</b></p>
	Proposed 2021 Revenue and Expense Budget Review and Approval	The Treasurer reviewed the proposed budget. <b>A vote by membership approved it.</b>
	A summary of the approved expense items	<p><b>Membership voted and agreed to following expenditures as outlined more in the minutes below:</b></p> <p><b>Solar Dock Lights -\$742</b>  <b>Ramp Railings - \$2,250</b>  <b>Signs - \$500</b>  <b>Bracket manufacturing and dipping - \$4,500</b></p>
	Access to Funds for Emergency/Urgent Non Budgeted Items	<b>Membership voted and agreed to allow up to \$5,000 in emergency/urgent spending per year, over operating budget, by the Board without needing to go to membership for a vote.</b>
	CDs. Discussion involved renewing CDs vs. Not to have access to money in case of urgent need	Association agreed to keep the reserves more liquid since there is little return on CDs and there are penalties for early withdrawal. CDs will not be renewed.
Condition of Boat Slips and Docks	Overall the boat slips look good, but they need ongoing work. Paul Manson, marine contractor dove through the ice this past winter to conduct an inspection. Some weights have shifted and need more weights. Chains need adjustments	Paul doubled the weights and adjusted the chains.

	A	Paul custom made heavy duty brackets in his shop and will take them to a metal shop in Boston area to be dipped to prevent corrosion. Bracket cost is \$100/bracket. Dipping costs to be determined. <b>Estimated total costs \$4,500. Approved</b>
	Foam under docks was installed lengthwise down the middle vs widthwise. The docks would be more bouyant and stable with the foam installed widthwise	As docks are removed for repair, the existing foam will be replaced with new foam installed widthwise.
	Center dock performs well with the flex bungies and chains. However center dock is more protected too	Consideration in the future of using more flex bungies on the outer docks with chains
	Dock Lights: Existing lights are either broken or missing	Install low profile solar dock lights, estimated total cost is <b>\$742. Previous membership approval for \$350 in 2020. Total new cost Approved</b>
	Unauthorized nylon strap found at end of Dock A. A strap was found on a chain altering the balancing of the weights and dock alignment	Reinforcement from Board to not change the configuration of the dock or chains. Any concerns should be brought up to the board
	Extra boards from original docks	Gene Hayes has stored the extra boards. He has 2-3 dozen. They are sized for the dock fingers only
Parking Lot, Ramps and Steps	Parking lot washing away in area close to water. Erosion can be seen from docks looking up at the stone and concrete retaining wall.	Temporary efforts to fill holes near the wall with rocks are ongoing. Ongoing observation is necessary with anticipated need to address this issue in near future
	Step hand rails are low - possibly not code compliant. Potential insurance issue	Explore ways to address this
	Ramp hand rails - Instrall new hand rails	New handrails for the 3 ramps: cost total of <b>\$2,250 (\$750 x 3). Approved</b>
	Concrete steps to docks are steep. Possibly not code compliant. Potential insurance issue	Explore ways to address this
	Chains across parking lot at edge of lot and water. Potential insurance issue	Explore costs to replace with iron railings or some kind of fencing
	Parking signs and car dash tags. Costs to add more signage was approved in the 2020 budget but signs were not made or installed due to issues of Covid. Need deterrent. Potential insurance issue	Install more visible and stronger worded signs to prevent non-member parking. Estimated cost: <b>\$500 for signs , Approved</b>

Boat Size Restrictions	Ongoing issue of oversized boats by members and renters. Membership concerned with safety and difficulty to maneuver boats when boats are oversized. Boat size limits were increased in 2010. Regulations were supplied to those in attendance at meeting and are also on the website.	<b>Membership agreed again (also agreed at 2019 meeting) to address oversized boats, as outlined in the Bylaws:</b> Board sends written notification to owner of boat size exceeding limits with deadline to comply with the regulations. If member does not comply by the deadline, board will hire independent contractor to have the boat towed at the owners expense.
Website Enhancements	Current website is an important tool for communication and information sharing. Suggestions to enhance its functionality and scope were discussed to improve communication within the SHWC community	Exploration of expanding scope of current site or possibly new site was agreed upon as important. The newly formed social committee will take this task on.
2 New Committees	2 committees were formed to assist the board with managing the tasks ahead	1) Dock Maintenance Committee - oversee maintenance and projects pertaining to docks & associated items such as weights/chains, etc. Committee Members include: Richard Osborne - Board Member Ovid Bordeianu Gene Hayes Gary Lague
		2) Social Committee - oversees projects and events to enhance membership and board communication, and participation in the club. Projects include signage, website, new membership welcome, social gatherings, etc. Committee Members Include: Ann Bordeianu - Board Member Amanda Spears Melinda Luther
Submitted by Ann Bordeianu, Secretary		

--	--	--