**Velvet Beach Board Meeting Minutes**

Date: February 16, 2023

Location: Zoom Meeting

Meeting Type Regular

Present: Ed Houghtaling (President), Sheila (Beaner) Gunnink (Vice President)

Dave Timmons (Treasurer), Jim Martinson (Operations Director),

Dave Kahlhamer (Secretary),

Absent: NA

Meeting called to order by Ed Houghtaling

* **Board Agenda Approval**

Motion by Dave T, 2nd by Sheila, approved by board

* **Approval of August 27, 2022, meeting minutes**

Motion by Dave T to approve minutes, 2nd by Sheila, approved by board

**Presidents Report**

* Dock installation increase of $500
* Expecting Insurance check from storm damage last year of $280.

**Treasurers Report**

* Reserve Fund Investment (Fidelity)

The Fidelity Money Market fund, where our reserve is invested is paying 3.97%, compounded weekly

* Operating Account –
	+ Currently held at U.S. Bank, receive minimal interest with this account.
* New Fidelity Brokerage Accounts
	+ Dave T recommended to the board to establish new Fidelity brokerage accounts for both the Reserve and Operating accounts. This will allow brokerage privilages/services including bill pay. With the Operating account changing to Fidelity we will earn a much higher interest rate, currently 3.98%.
	+ Motion by Dave Timmons (Treasurer) to allow him to establish two Fidelity brokerage accounts, 2nd by Sheila, approved by board.
* 2023-24 Budget Review
	+ $1,400 Annual (Maintenance) fee
	+ Lift Fee’s - $125 In and $125 Out
	+ Jet Ski Lifts - $40 in and $40 out
	+ RV Site Rental rate per night $25
	+ Budget reserve of approximately $4,000 for the season.
	+ Budgeted Park Improvements
		- Community Building

Sump pump and Dehumidifier & Basement Painting of walls

* + - Fencing or Rock – To be input around VB Park Entrance gate
		- Dock Bracing - finish off the bracing and purchase a supply of spare dock brackets so that we can replace when they bend or break.

Additional Steps on both sides of the main dock.

* + - Playground Upgrade
		- Park Bean Bag Boards/Bags
	+ Property Tax Increase discussion

 **Property Value Taxes Payable**

**2022**  $2,716,700 $24,341

**2023**  $3,573,900 $25,548

Increase $857,200 $1,207

 31.55%

Motion to Approve Treasurers Report and Budget – Ed, 2nd by Dave K, approved by board

**Operations Director Report**

* + Tree Removal & Trim Update
* Van Horn removed 10 trees in the fall.
* Stumps will be removed by park members
	+ Evergreen Electric Projects to be completed
		- Beach Light Pole Upgrade to LED light and install manual timer.
		- Electrical Pedastle for lot 46
	+ Site Improvement Plan Approvals
		- Herbst Lot 10 – Shed and steps replacement
		- Motion to approve by Dave T, 2nd by Sheila
	+ Wi Fi Enhancements

Sheila reviewed options relative to Wi Fi enhancements.

Estimated cost for a new system is $6,000 which would include replacing the CTC equipment. CTC would still service the new system. It would not be guaranteed to work and may have to be replaced in five years.

At this point we will continue to use our existing service and

equipment through CTC which costs approximately $67 per unit per

year. For those wanting faster more reliable service the best option may

be a personal hotspot.

**New Business**

**Modifications to VB Rules and Regulations**

Suggested changes to be voted on by board prior to the annual meeting and if approved presented to the shareholders at the annual meeting for a vote.

Proposed changes include the following

* Shed Height – Current maximum height is 8’, proposal to allow a height not to exceed 9’ if the shed is behind a trailer and does not block sight lines to the lake.
* Quite Time (Saturday Night) – Change from 11:00 pm to 12:00 midnight

**Velvet Beach Files and Website**

 Dave K scanned the VB binder which holds documents relative to each individual lot.

 The paper file has been stored in the shelter building with no back-up.

 The intent is to move this information to VB Website.

 Going forward, documents for each season would be scanned and uploaded to the

website in the fall.

* Documents within each lot number may include the following:
	+ Stockholder Name Change Request
	+ Designated Eligible Person
	+ Transfer on Death Deed (TODD)
	+ Site Occupancy and Use Agreement
	+ Boat Slip Change Request
	+ Site Improvements
* Locking File Cabinet – To be purchased during the upcoming season.

**Jet Ski Lifts**

* **Location**

Discussion was held on location of jet ski’s/lifts.

Suggestion was made to move jet ski’s from both sides of the center dock to the outside docks.

Ed and Jim volunteered to review and provide options to the board.

* **Lift Installation**

If you own a jet ski lift and want to put it in yourself let Dave K know and he will mark with ribbon so Van Horn does not put it in. Van Horn Installation Cost $40

* Lot 10 will have a jet ski this year, lift location to be determined.

**Community Building – Storage**

 Discussion was had regarding access to the basement and storage of kayaks etc. stored

 over the winter in the basement. The board encourages owners to store their

equipment within their units if possible.

**Electronic Board Voting**

Discussion was held relative to the board utilizing modern technology for the purposes of submission of votes. The board agrees that email correspondance for board actions is within the intent of the bylaws and has been in practice for some time.

**Velvet Beach Board Openings**

There are three board member seats that are open, if you are interested in running for the board please let Dave Kahlhamer know.

Terms expiring are Dave Kahlhamer, Dave Timmons, and Ed Houghtaling

**Maintenance Shed Replacement** – Tabled from August 2022

**Park Opening Date:**  April 28, Weather dependent

**Annual Meeting:** Saturday May 27th at 10:00

**Stock Transfers and Name Change Approvals**

 Audrey Brown

 Rich and Tina

 Dave Timmons

Motion to Adjourn Ed, 2nd by Dave T.