

AMCA 2024 Annual Meeting Minutes (record of Q&A and slides from Owners attached separately):

Anchor Cover Annual Mtg 2024

Saturday, October 26, 2024

The meeting was opened at 9am by Ted Kartes, as President, of the BOD.

Voting Results:

- 2024 BOD officers re-elected; Ted Kartes, Steve Brown, David Hansen, John Wilkinson
- Vote carried with 51% of owners submitting ballots.

New owners

Ten new owners introduced

Business:

Motion made and seconded to Approve 2023 Annual Meeting Minutes, motion passes

Presentation packages available separately were reviewed as follows:

Q&A content is summarized below.

Dock Report- (Jonathan Richards)

Focus on maintenance and safety steps

Discussion about how to best prevent trespassing

WiFi (Brett Peck)

Upgraded system installed to allow both internet and remote boat monitoring

Finance (David Hansen)

- Treasurer
 - Monthly dues in 2025 to remain the same
 - Building reserves for deferred maintenance account
 - Ongoing capital assessments to build reserve for projects through 2027

Dock Chairman (Steve in place of Jim Freedman)

Permitting status and process reviewed

Phase 1: Piling replacement (5 then 3 year permit-subject to review)

Steve Brown

- Focus on West Wall with associated dredging

Dredging is most efficient when A& D-dock are moved.

Plan is managing maximizing efficiency by planning around multi-factored projects and re-use of various permits.

Permits being sought

- D Dock
- Dredging
- West wall

Contingency plans accommodate the possibility of permit glitches, allowing us to theoretically change the order of projects based upon the readiness of the permit process (which we may not be able to control)

Permit & Study costs are substantial given current regulatory environment.

Piling replacement Project - Steve Brown

Expect late October/November, Pile replacements between B&C

- Permit promised but not delivered; start hoop removal in advance.
- Some piles are already failing and have been removed/secured.
- New piles are larger steel piles
- We re-submit piling permits to maximize creosote based credits.
- 30 boats affected in current near term plan

Legal (Dave Wilton)

Upcoming votes to be done electronically about :

Administrative changes to the declarations and RCW laws incorporation
Boundary line extension East of D Dock

D-Dock Replacement (John W)

- D Dock received 2/3 vote to approve replacement
- East side owners voted to extend finger lengths
- Design done with Marine Floats; submitted for permitting

New business_ from Floor for discussion

Requested Flare disposal option

Comments on Whale Boat wake

Question about Solar panels on dock roofs

Comments about possible cost-sharing for West Wall by the County Ferry

Motion to adjourn at 11 am,...adjourned! Followup BOD meeting voted to approve new slate of officers and to retain current legal, contractual and accounting contractors as ACMCA contractors of record.