

Anchor Cove Annual Mtg 2024 Oct 26

Saturday, October 26, 2024 8:56 AM

Owner/Speaker	Comment
	Dale Motioned to approve minutes by , red seconded
Jonathan	Jonathan discussing the state of the marina. Importance of lines during the winter storms and proper tie-up. Steel piles run 10K and we protect with anodes to extend life by as much as 5x. West breakwater is currently of concern and deteriorating at a more rapid pace. We have reinforced with new brackets designed to help spread the load across multiple structure points. Roof have been receiving care to extend their life and patch leaks where possible, by cleaning and recoating in areas that hold dirt and water. Each half of a roof can be as much as 25K square feet. We have been doing electrical testing to look for stray current and safety issues. Fire hazards are related to poor electrical connections and poor maintenance (please note to not run 30 amp through your cable in the winter). Dock Safety. Winter weather requires great care. Falls can be nasty. Please be careful! Recycling: Be careful with carrying oil. Use the dock carts designated for this. Power outages caused a failed parking gate board, and was replaced. Some cards were affected, but should work now.
Dean D154	Thought the roof were going away. (laughter followed)
B30 Ted Kartes	3 are up for reelection
D161 Tahoma Toelkes	Welcome. New Owner "Tahoma".
C81 Aaron Shelby Slagle	Aaron Slagel & Shelby, Welcome.
A25 Brett Peck Wifi discussion	Wifi is wonderful. Note taking while talking is not
David Hansen Treasurer	Finance Report.
Randy Bellon C92	Deferred maintenance is in a savings account? It is held in a federal money market account. David explained we have two accounts...
D154 Marsha & Dean Lyman	Q: Can we do Electronic Funds Transfer? A: The board tries to keep fees low and has discussed the options here.
Tahoma?	Has a business that offers these services and pass on the fee. Square, etc..
D-150 Bob Neumann	Are we using rewards cards? A: We do use a credit card, but most are by check, governance, etc..
D160 Giff Jones	Q: Cathy? Asked ACH? Would be willing to fund that cost. A: David wants to follow up after the meeting
C120 Raul Biascoechea	There are two sides to the cost, not just the cost of the transaction
C30 Ted Kartes	We are short of a quorum, waiting for final votes
C89 Steve Brown	(pretending to be Jim Freeman). Dock Chairman Report. (see slides)
B36 Bill Mendum	Q: Do permits have a lifespan A: 5 years for piles but the emergency can take years off that.
B51 Chad Moen	Q: We did 37 piles last year? Why two phases of piles? A: There is a mobilization cost. Part of the expense is the amount of time that we can do at once. Permits can easily take multiple years to get
B51 Chad Moen	Some areas are using sleeves on old creosote piles? Is that an option? A: You don't get credit for pulling the pile. Giff Jones: Sleeves on houseboat dock worked well.
C89 Steve Brown	We did not get our permit for piles this year on time. Hoping that we might still get it, but the barge is already in the marina doing above water work, hoping we don't waste time/mobilization. Were told that we should get the permit in time originally, but then changes in personnel at the permitting agencies caused a new review and delay reviewing studies that had already been done and reviewed previously.
A24 Eric Andersen	With the costs of lost productivity or mobilization, can we hold anyone responsible? A: We don't believe this is realistic and might impact our future negotiations as well. A: Having our consultant is a key part in navigating these issues.
B31 David Wilton	You will receive an electronic ballot (by email). We want to approve recognizing C Dock verbiage formally. We have negotiated an easement with the adjoining property outside D-dock to expand some of our dredging footprint.

	There is new verbiage from the State RCW's concerning HOA voting requirements.
D160 Giff Jones	Q: Specifically what A: Add section C C-dock Easement recognition
Red	Q: Adjacent property. There may be an interest from Fidalgo Yacht Club, coop plan to put a yacht club there. Just at the idea stage.
D128 Dale Hobbs	Two years to build and dredge. What is the D-Dock timeline? A:
D147 John Wilkinson	D-dock discussion starts....(see deck)
C120 Raul Biascochea	Will we be forced to upgrade electrical in the rest of the marina with d-dock? A: We don't think so.....at least not yet. We will plumb the new dock with the ability to have 50 amp.
D163 Loren Carmichael	Could we do sewage at the attenuator? A: Have not considered that.
D161 Tahoma Toelkes	Some other marinas. Every slip has a receptacle. Expensive but convenient.
D154 Marsha & Dean Lyman	They use the blue water pumpout service About \$40 for 80 gallons.
D160 Giff Jones	Will we have a copy of the presented layout? A: It can be posted.
D156 Bill Neeman	Had an electrical scare, pumping power into the water. Looking for an electrician, art hebert is a great contact. Only cost \$400 and redid a lot of wiring.
C80 Jim Bass	East wing wall, has no protection, appears to be rusting. A: Jonathan. The upper section shows rust, but there are anodes on the bottom in -water. The splash zones are traditionally difficult.
C80 Jim Bass	Roof, would love to see an annual process
D155 Dale Miller	Anode only work in submerged Areas.
B36 Bill Mendum	Curious, our insurance. Slide showed as being a big expense. What is our insurance, have we looked into it? A: JW. We have worked extensively with our carriers to manage our premiums. The docks/breakwaters are the biggest issues. We are supposed to insure for replacement cost, but we are in reality under insured. The premiums are unreasonable to crank up to that level (and might not be covered). We did file a claim for the emergency repair. Wooden structures are increasingly hard to insure, so we walk a fine line to get coverage for the long haul.
B61 Red Bennett	Did we get a settlement from the Ferry that crashed into our wall? A: It was looked into but was not worth pursuing. The owner of the vessel was not really insured, etc..
A21 Roger Knutzen	Shared responsibility with west wall? A: The county uses the same engineering firm, which may have some cost benefits, but in general no, it is on us.
D163 Loren Carmichael	Will the new wall extend to the dirt? A: Current plan is to do so. May require fish windows? A: Guemes Ferry won't dredge until they have to, have funding, etc.
B61 Red Bennett	Solar panels? A: We looked into it. :) Structural weight is likely an issue.
D163 Loren Carmichael	Ice Machine!!!!!! WOOOOOOOOO! Maybe an old expired flares coordination.
D149 Jake Lyall	Anacortes DPW, will take them (dept public works)
D160/D155	Giff move adjourn, Dale Seconded inn favor....Aye!