

Tartan's Landing Marina Association

Meeting Minutes

June 18, 2018

Present: Auggie Chick
Lloyd Fry
Denis Gravatte
Joe Knockwafel
Jim Ryan
Dave Wallace
Brady Webb
Charlie York
Glen & Gail Roederer (Inland Marine Service)

Absent

Art Mengel

Next meeting: July 16, 2018 6:30pm at Tartan's Landing Pavilion.

Meeting Called To Order by President Joe Knockwafel

Minutes of our last monthly meeting were accepted as presented through a motion by Dennis Gravatte, a second by Lloyd Fry and the motion carried.

Marina Management Report

Since we last met:

The pumpout station has been opened and the ice service restarted.

Plywood has been installed to prevent raccoons from entering the attic of the bathhouse.

Flood debris has been cleaned up from the lawn above A-00 which had been previously undetected due to the remoteness of the area,

Shrubs were trimmed at each gangplank.

This past Saturday the gate failed in the closed position thus trapping some people inside. IMS was able to instruct those trapped on how to open the gate. The electrician responded Monday morning and reprogrammed the controller. It was determined that an area wide surge had created this and similar problems at other area marinas.

Stray currents were discussed and Glen reported that negotiations continue for Windhorst Electric to provide service for the area marinas at an approximate cost of \$650.00. Lloyd Fry reported that he has purchased equipment and is capable of performing the tests.

Treasurers Report

Dave Wallace reported the Stockyards Operating Account at \$84,632., the Stockyards Savings Account at \$44,492. And the Republic Bank Savings Account at \$20,060..

Joe suggested that we look closer at the Prospect Hardware invoices. There is no detail included with the numbers we receive from our CPA. Dave Wallace will check with Maureen/

Old Business

Signage

Dave Wallace provided new signage to include Rules & Regulations to be posted in the rear of the pavilion, pet control guidelines to be posted in various locations and a request for donations at the pumpout station. A donation box is to be added, but is not yet available.

Methods to reserve the pavilion for private functions were discussed and it was decided that the TLMA Website calendar be used exclusively. Requests to be made to the webmaster and once added to the calendar the date is locked in.

Compliance

Progress is being made with the removal of derelict boats although a few remain that will require further action. Joe is working with Brad Boltz's office to have "Patches" docked in D-20 removed. The Board has been unsuccessful in contacting Gary Nickels in regard to removal of the houseboat docked in his slip D-00 or for the collection of his annual maintenance fee. Liens to be attached to his slip and eventual eviction are to be considered. Joe Jarles's renter continues to be in violation with the absence of any contact information or insurance declaration being made available. Also Mr. Jarles annual fee remains unpaid. Liens to be applied to D-04 for past due fee and fine for non-compliance. Mr Jarles recently sold Slip D-03 and is reported to be in negotiations on the sale of D-04 but it is unknown at this point if the liens have been addressed with the buyers.

Dave suggested that the Board look at the add-on structure at F-17, owned by Greg Abati for compliance violations, both for condition and for the installation of an unauthorized deck box. It was determined that a letter should be sent.

Barbara Price asked that her request for slip modification be reviewed and Joe Knockwafel suggested that she make a formal proposal to include a drawing and specifications that can be put before the Board. At this time none have been received.

TLMA Slip Sales

The contract for the sale of F-02 is with the attorneys and the sale to Daryl Davis set to close.

The contract for the sale of H-13 to Ravonne Sims has been drawn up and will be delivered to her.

Redecking

Dave Wallace presented a motion that Inland Marine Service be excused from future TLMA Board meetings following the delivery of their management report. The motion was seconded by Lloyd Fry but a vote was withheld by the President pending further discussion and consideration. It was determined however that IMS should be excused prior to the discussion of the redecking project since a sister company was involved in the bidding process.

A competing bid for redecking the Marina was received from Redbird Construction and presented to the Board. The discussion focused on comparing the Redbird bid to the Encore Dredging, Inc. bid and the main concerns raised were the discrepancies between the Redbird bid and the Encore bid which had already been approved by the TLMA Members. Of particular concern were the requirement by Redbird that all personally added components to the dock structure be removed by the individual slip owners, all boats to be relocated by slip owner from a slip under construction, the lack of a marina wide bumper strip being included in the quote, no sales tax included in the quote and an open ended expense involving any required structural welding, all of which were included in the Encore proposal.

Brady Webb asked if we were tax exempt and Dave Wallace will confirm with our CPA.

The merits of delaying the start of the project were discussed. Jim Ryan suggested that two years assessment could be collected and with the funding for the total project secured we could have the project bid for completion in one year which should be more cost effective. Lloyd Fry pointed out that additional time would permit us to look more closely at alternative materials, such as Lumber Rock, to examine the existing structure more closely and to request

closed bids to be opened at a predetermined date in the presence of the bidders. Joe asked who the requests for bid would be sent to but there is no proposed bidder list available at this time.

Lloyd Fry moved that we postpone the project for a year to enable us to reinitiate the bidding process with a standardized Request for Bid. Joe Knockwafel and Brady Webb responded that the vote of the Members called for construction to begin in the fall of 2018 and that we did not have the authorization to override the will of the Members.

New Business

The Marina insurance policy which is currently provided by Curt Royce with the Nelson Insurance Agency is up for renewal on July 1, 2018. The Board was unaware that the timing was this close as all insurance contracts were handled by the previous Treasurer who recently resigned without notice. There are concerns that we do not have a professional liability policy currently in place and Joe will investigate further.

Charlie York was asked to compose a letter of notification to the Membership of the upcoming assessment which will be payable in August 2018.

Meeting Adjourned

A motion to adjourn was made by Brady Webb, seconded by Auggie Chick and the meeting adjourned at 8:15 pm.

Submitted By Charlie York, Secretary