



*Cape George Colony Club*

**BOARD OF TRUSTEES  
and  
MEMBER  
STUDY SESSION  
PACKET**

Monday October 23, 2023

3:00 p.m.

In Person and Zoom Meeting



## Cape George Colony Club Study Session Agenda

Monday, October 23, 2023, at 3:00 PM  
Zoom Meeting / In Person (Clubhouse)

- A. Call to Order – President’s Comments and Announcements.
  - Executive Session via Zoom.
- B. Letters from members – See attached letters.
- C. Manager's Comments and Report: See attached report.
- D. Board Items for Discussion and possible inclusion on the Agenda for Thursday’s Board Meeting.  
Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month’s Study Session Agenda; 4) No action or further discussion required.

Note: Each topic will be introduced by a Board Member or the Manager. Discussion will follow. Board Members will be called on to speak first. Members will be called on after the Board members speak.

- 1. Budget Ballot – Betsy Coddington.
    - a. Final Budget and 2024 Reserve Items (the reserve projects need to be approved by a vote of the Board).
  - 2. Finance update – Nancy Charpentier.
  - 3. Marina fee increases – Mike Heckinger. See attached.
  - 4. Marina Service Program – Mike Heckinger. See attached.
  - 5. Marina gantry lift proposal – Mike Heckinger. See attached.
  - 6. PP01 Livestock and Pets rule change – Betsy Coddington. See attached.
  - 7. Flood Insurance Proposal – Marnie Levy. See attached.
  - 8. Welcome to Cape George, booklet cover and new welcome letter – Marnie Levy. See attached.
- E. Member Participation (Compliments, Issues, Concerns)  
NOTICE: The President will ask members that have called into the Zoom Board Meeting to come forward with any questions, comments, or concerns. We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic, with a 3-minute time limit, until every member that wishes to speak has done so. Each member may have one rebuttal with a 2-minute time limit on the same topic. If another topic is raised the same procedure will follow. *Note: The Board of Trustees will not hear or discuss owner violations or owner account issues. They must be addressed in a separate hearing.*

## F. Open Board Discussion

## G. Announcements and Adjournment

- Board of Trustees Meeting, Zoom / In Person, Thursday, Oct. 26.
- Mail out ballots to membership, October 26.
- Halloween Party, 5:00PM, October 28.
- Board of Trustees Study Session, Zoom / In Person, 3:00PM Monday, Nov. 13.
- Board of Trustees Meeting, Zoom / In Person, Thursday, 3:00PM, Nov. 16.

Against

Cape George Board of Trustees:

I have recently heard that the dog people who use the area near the Clubhouse are asking the Board to allow them to use the Memorial Park area for a second dog play area every day from 2 until 4. I love dogs, although I don't have one at this time. I love playing with them when I am at the beach. I am not anti-dog.

I am opposed to there being two dog play areas from 2 until 4pm. The dog people have been given the use of the play area at the Clubhouse. I understand that the little dog people are concerned about their pets being outsized by the bigger dogs, but I do not feel good about using both of our wonderful park areas for the dogs at the same time.

The issues that concern me are the dog waste that is inevitably going to happen. The dog owners are very good about cleaning up after their pets, but there are also occasions when they miss some waste. Also, there is the urine problem that can't be removed. One doesn't want small children rolling in that.

There are also members who are afraid of dogs and would rather not have them loose in the parks at all. To have one park dedicated to dogs from 2 until 4 should be more than enough.

Finally, I was a part of the building of the Memorial Park. It is a small, special area that was designed for quiet activity. I went down there yesterday to renew my thoughts on it. It is not a place where anyone can avoid the dogs in that small area. If it were to be at 9 am it wouldn't be the same problem.

To have dogs controlling both of our parks at the same time is not desirable for the members who want to go to the beach to escape life, or those who don't like dogs at all. We do have many members who fit the latter.

I really ask that you not devote Memorial Park to a dog park. Please allow us members in search of a quiet place to enjoy the beach to have it at Memorial Park and to be able to walk through the park without having to navigate a group of people who are exercising their dogs or letting them run loose through the small area that people have to walk.

Thank you for your consideration on this issue.

Sincerely,

Kitty Rucker

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We are writing to express our objection to allowing a formed dog group at Memorial Park daily from 2-4pm. **The park is very close to many houses and the recent dog gathering has caused the barking noise level to be quite obnoxious on Sunset Boulevard in the afternoons.** There is already a designated

drop group area near the Clubhouse, so expanding that to Memorial Park seems to be excessive. It means yet another space in the afternoon that residents cannot enjoy, for those of us who have concern of going to a space where multiple dogs gather and may be off-leash.

A few months ago while at Memorial Park with my elderly mother and her small leashed dog, an unleashed dog came running up to my mother and her dog who were both on the park bench, and the unleashed dog attached them both. I know that is a different issues (leashed vs unleashed), however I ask that you consider leaving the dog gathering designated to ONE location, the clubhouse area, so that members who do not want to join the dog group setting still have a place to enjoy the outdoors in peace each afternoon and so nearby residents do not have to listen to the heightened level of barking each afternoon.

Respectfully submitted,

Loretta and Kyle Taylor  
475 Sunset Blvd

.....  
Dear Cape George Board of Trustees,

I'm writing today to formally and respectfully object to the proposed change of PP01 section 5 that is outlined in the recent newsletter.

The proposed change would allow off leash group dogs at Coleman/Memorial Park from 2 - 4 daily.

I fervently request that our beautiful Coleman/Memorial Park NOT be slated for unleashed daily dog meet ups, after April of 2024.

Please keep the meet up dog group location near the Marina where it traditionally has been a success and leave the Coleman /Memorial Park as it was originally intended by the founders. That designated use has proved to be a successful asset to our community.

In 2021, I purchased 510 Sunset from my late Uncle Gunnar Bersos's estate which borders the existing Coleman/Memorial Park. Additionally, I have owned the adjacent lot at 500 Sunset, since 1995. I have a bird's eye view of the park.

For 40 years visiting then and now living here, it has been an absolute delight to witness the park being used by countless members of our community.

Unscheduled and open for a variety of activities, these range from toddler play, family picnics, photography sessions, swimming, clam digging, meditation and even dancing. My own small children learned to dig geoduck there while visiting my sister, Jane Hill, who owns a home at 231 South Palmer Drive.

Majestic and serene, Memorial Park is available for us all, natural and unscheduled it fulfills its core value purpose more times that anyone can see or count. This was explained to me by my late Uncle and I have witnessed it, firsthand.

This park is a crown jewel of our community, it's rare, precious, and requires our caretaking.

As a dog lover, it is my pleasure to see happy dogs with their owners and families use the park.

Historically, dogs were not a concern, because they were not in groups.

This summer, it was different. Everything seemed to change at that park.

When a group of dogs meet up, they are rambunctious, noisy, not always controlled, even when the owners try. The other dogs on the street who are not included are alerted and barking nonstop.

Sound carries, the sanctuary becomes a bark/run rip fest. The character of that part of the neighborhood is impacted. The barking was difficult to endure, even with doors and windows closed. The meet up possibly does not even hear what's happening up and away from them. My neighbors were talking about it, it was stressful.

Much less of the original family use was observed this summer, which also made me take pause and prompted this writing.

I saw a noticeable change; there is no way this felt like it would be a good thing, long term, for Cape George members.

Up in the night, my mind began to try and figure how I could mitigate the noise if it becomes permanent, what types of plantings could be used, to keep the original character, etc.

There is no denying that the meet up is important socially to our vibrant community. It seemed to have been a success at the Marina, when I get another dog, I hope they'll let me join.

Also, regarding this proposed change, I'm concerned. Has the entire community been informed of such a major change to this incredible park?

There is now division that is not something integral to Cape George, this isn't a positive thing, the division was not present when the meet up was at the Marina. In fact, it was just the opposite.

Allowing dog owners free to use Memorial/ Coleman Park with their dogs anytime seems reasonable, lovely, and an incredibly unique asset.

Having it designated off leash and meet up feels like a big mistake in judgement.

Other concerns not addressed here, but should be studied are the impact on the environment, shoreline, wildlife, maintenance, liability, safety, etc.

As an old timer, I first started hanging out in Cape George in 1976. We all come here for a similar vibe. Let's not give that up, voluntarily.

Together, we can protect what we have so we don't become a city park with city problems. I've seen that movie before, and the ending is a bit unsettling.

All dogs allowed; group meets remain at the Marina.

Thank you for your time and consideration,  
Respectfully,

Nancy Farrelly  
510 Sunset Blvd & 500 Sunset Blvd.  
(781) 789 9463  
[nancyfarrelly@aol.com](mailto:nancyfarrelly@aol.com)

.....  
Hi,

I am writing in opposition to the proposed changes to Cape George rules to open Memorial Park up to off leash dog activities as I believe this change will have an adverse impact to Memorial Park and my enjoyment of the park.

When this change was first made it was supposed to be a temporary until the work on the berm was completed. Just because the owners have found they like this location better and it is likely more convenient for them is no reason to make this change permanent. The old location worked just fine for them before.

I've heard some of the reasoning that due to the size of Memorial Park, etc. it is nicer/better for the dogs. But my understanding is that a comparable location that was larger in size and could be fenced in was rejected by those looking to make this change. Clear evidence to me that this is less about the dogs and more about the owners enjoying Memorial Park.

I've also heard one argument against the alternate location was the notion that being fenced in could make some dogs more nervous or lead to fights because of it. Which if true is a clear indication those dogs should not be off leash to begin with and showing they are clearly not under voice control as required by the rule change.

Speaking of which, has there been any thought into how "voice control" will be enforced. Will there be complaint forms we fill out or some such when we are jumped on by dogs running up to say high? 😊

Anyway, I feel for a variety of reasons this change is a bad idea and will ultimately negatively impact more people than it helps.

Thank you,

Gregg  
.....  
To Cape George Trustees,

We strongly protest and are writing **against** Memorial Park becoming a un-leashed daily 2-4 pm dog meet up. Our feelings are, after we have personally heard the chaos and yelling of dog owners to their dogs to stop barking, which has our own dog barking excessively! It has become a crazy barking marathon!!!!

This idea of having Barking surrounded by so many homes adjutant to the park is not what the Memorial Park was designated for. It is extremely disruptive and denies homeowner's the right to quiet enjoyment of our property (s) and the use of the Park. We are concerned that there was no informal or formal survey done to those who live in proximity to Coleman/Memorial Park.

This is a bad idea, there is already a dog gathering area (clubhouse area) with parking, keep it as one.

Thank you,

Tina and Steve Silberman  
490 Sunset Blvd

Noisy chaos of dogs barking and OWNERS yelling at their dogs needs to stop!  
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October 18, 2023

Dear Cape George Board of Trustees,

Thank you for requesting community input regarding the PP01 Livestock rule.

**Protect and restore an important ecosystem**

To preserve the best example of a watershed in Cape George, I am in favor of retaining the PP01 Livestock Rule. Memorial Park, the ravine and the land across Cape George Road extending to the ridge, drain into Discovery Bay. The stream that runs down the ravine, under Coleman Dr. and along the south side of Memorial Park was put in a culvert and over the years flooding has occurred on the road causing washouts.

As you know, the Board is working on the Strategic Plan for a sustainable Cape George. To protect Coleman Dr. near Memorial Park, the Shoreline Stewardship Committee is exploring grants to daylight the stream in the park to mitigate flood damage to the road, which is essential to access the Coleman Dr. neighborhood. Daylighting the stream will insure safe passage from the neighborhood and restore the stream to its original condition, providing a beneficial shoreline habitat for plants and animals. Meandering the stream will also reduce the size of the grassy area making it too small for an off-leash dog area. We have seen what sea level rise can do at the Marina. There is a chance that the next King tide storm could further erode Memorial Park.

Here is a google map of the area.

<https://maps.app.goo.gl/8xrLXy4kewy4ZWPL9> Click on layers to for ariel view.

**2009 Vote for off-leash dog socializing at Marina**

Fourteen years ago, many of the people who are advocating for an off-leash dog area at Memorial Park, conducted a successful campaign for an off-leash dog area at the Marina. Most communities like Cape George don't have off-leash dog areas, let alone two. The number of people socializing with their off-leash dogs is small compared to the number of dog owners in Cape George and furthermore, there are more people who don't own dogs.



I was on the Ad Hoc PP01 Committee with dog owners who want to use Memorial Park as an off-leash dog area and we met frequently to develop a range of possible solutions to accommodate off-leash dog needs at the Marina. Using some of those suggestions and other ideas, why can't all of the vocal dog owners work together to create a plan that works for them at the Marina?

Please don't capitulate to the loud voices who want to take over both waterfront parks for off-leash dog play. I fear that if Memorial Park is open for off-leash dog play two hours a day, in a few years it could easily morph into an all-hours dog park like the Marina.

Protect and restore Memorial Park. Please do not change the PP01 Livestock rule.

Sincerely,

Jo Blair  
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Cape George Board of Directors  
RE: Opposition to Rule Change allowing off-leash dogs at Memorial Park  
Hello Board of Directors,

We are writing in opposition to the proposed rule change PP01 section 5 change allowing off-leash dog meetups at Memorial Park. It is our understanding that the primary desire for the rule change is to protect off-leash dogs from vehicle traffic. However, prior to the berm reconstruction, when the dogs were at Marina Park, there was no protection for the dogs and owners relied on the dogs having adequate recall to keep them safe.

We are opposed to this proposed rule change for the following reasons:

1. While we understand that the dog socialization was relocated to Memorial Park during the berm reconstruction, that process is now largely complete. Dog owners could return to the prior arrangement with no changes.
2. Memorial Park is a place for those community members who want to be near the water to enjoy a space without worrying about off leash dogs interacting with them.
3. Memorial Park is used for memorial services and it seems inappropriate to make a change that would alter this important function. We believe that dog owners asking permission for dogs to be off leash during a memorial service would be intrusive to the reverence of such an occasion.
4. Memorial Park has many more homes in close proximity to the park and having barking dogs so close to multiple homes may not be welcome by those residents.
5. Given the topography of the park, and the proximity to the water we are concerned that waste will become part of the storm water runoff and leach into the bay. Storm water runoff from Cape George into the bay currently exceeds WDOE levels for bacteria and nitrogen. We feel the potential for adding to these bacteria and nutrient loads is detrimental to the bay and the shellfish, waterfowl and fish that inhabit the bay.
6. Given the plan to daylight the stream that is currently in a culvert at Memorial Park, the off-leash dog park in that location makes even less sense.
7. The location for the dog park at the North end of Marina Park makes the most sense as it is easily accessible, has ample parking, and has restrooms for dog owners.
8. The berm at Marina Park provides more natural protection for wildlife than is available at Memorial Park.

In closing, we want to state that while we currently do not have dogs, we have been dog owners for several decades. Some day we may choose to have our favorite breed (Rhodesian Ridgebacks) again. We are not anti-dog but do believe there should be a single designated space for off-leash dogs and Marina Park should be that location.

Sincerely,

Lyn and Bruce Zoellick

RE: Proposal for "Off Leash Dog Parks"

To Whom it May Concern,

I have been reading of the proposed change to our leash law that is outlined in the newsletter regarding Memorial/Coleman Park.

This has me greatly concerned and I wholeheartedly object to the changes.

I have owned a home here since 1991. My sister, Nancy Farrelly, owns our late uncle's house, which is right next to Memorial Park, at 510 Sunset. Our family has been fortunate to be a part of Cape George since the 70's and have spent countless hours at Memorial Park.

My late husband, James Hill, was very active in the dog meet up groups and the community at large. We've had many dogs and he enjoyed the meet up down at the Marina/Clubhouse area. I, on the other hand, very rarely joined in. Although I am a dog lover, I am also quite intimidated by large dogs jumping and barking and running at me. But at least Marina Park is large enough to offer me lots of other options away from the unleashed dogs; I could go to the pool or clubhouse, swings or beach. This is not the case with Memorial Park which is much smaller, has way less parking and has only one way in and one way out; offering no way around the untethered dogs.

Over the past decade, I have become disabled and am no longer able to take walks on the beach but still enjoy being able to pull up and go and sit on the logs at the more peaceful Memorial Park. But with the addition of the dog meet ups here as well, I can no longer do this. In addition, the barking and commotion is way louder at the small park versus the larger.

If there is to be unleashed dogs at both parks, this removes any option for non-dog owners, other older folks with handicaps or even the age old blessing of a serene and quiet park. This is why I strongly believe that leaving only the Marina Park as an option for off-leash dogs is the equitable way for all members of Cape George, there is no need for two. We will lose too much with this change.

As a side note, I would think that for a change this monumental, perhaps a flyer in mailboxes would assure that most members would be aware since newsletters and emails often get overlooked. If not for word of mouth, I would not have known about this proposal that significantly impacts my life here. It is also unclear to me if this will be voted on by the board only or by all members as well?

Thank you for considering my respectful objection to making Memorial/Coleman Park another off leash" park.

Sincerely,

A handwritten signature in cursive script that reads "Jane Hill".

Jane Hill

231 S. Palmer Drive

From: Bob and Dianna Denny bobanddianna@gmail.com  
Subject: Dog Park Rule Proposal  
Date: Oct 19, 2023 at 11:23:01 AM  
To: Dianna Denny bobanddianna@gmail.com

I am writing in opposition of the proposed changes to Cape George Rule P01  
Livestock & Pets rule

to add "AND" between 2:00 p.m. and 4:00 p.m. at Coleman Memorial Park. The  
original intent of the

park was for it to provide visitors with an atmosphere of natural beauty, peace for  
quiet meditation

and a sense of dignity and honor to the memory of loved ones. I've heard many  
stories about people

who have small dogs not wanting to have to use the same space as big dogs due  
to control issues so

one or the other must want the use of Memorial Park. I have walked down to the  
park on more than several

occasions stopped when I saw the herd of dogs running around, turned around  
and left. I go to Memorial

Park because I love the quiet and peaceful location exactly what the original  
members envisioned when

building it with Volunteers it's a jewel that needs to be preserved not turned into  
another dog park. To

add the hours of 2:00 p.m. to 4:00 p.m. for a off leash dog run being the most  
premium afternoon hours for

a walk to Memorial Park is obtrusive and objectionable as it excludes visitors who  
go to the park for its tranquility.

One of the reasons given by the Ad Hoc Dog Group Committee is they should be  
given the right to use Memorial Park

because very few people use it, I disagree with that statement and it has not been  
my experience over the years.

The existing Dog run area at the Marina has worked for year but now that the dog  
owners have discovered

how wonderful Memorial Park is with its lush grass it appears they want to have  
full permission to use it daily as well.

It is a well documented fact that dog parks are extremely hard on the grass. I just  
read this from a Cities online site.

"Rest Periods"

We will be implementing a plan to improve the health of our dog parks with regular closures. These closures

will allow us to perform routine maintenance such as mowing practices, pest treatments and turf management

practices. Without regular periods of rest, the turf as well as decomposed granite areas will be exposed and

deteriorated by heavy use leaving the soil exposed in turf areas requiring re-sodding and erosion in the non-

turf areas. When re-sodding is required the park must be closed for at least a 6 week period to allow proper

installation, healthy establishment and initial maintenance procedures to ensure a viable stand of turf.

Memorial Park should be kept as it was intended without the heavy use and disruption of being used as

a daily dog park. I hope the ad hoc Dog Group Committee will honor the original recommendations made by

the CG Environmental Committee.

Dianna Denny

October 5, 2023

Anne Jimenez  
284 South Palmer Drive  
Port Townsend WA 98368

Cape George Manager and Board of Directors,

I often walk down to Memorial Park here in Cape George Colony and sit savoring the peace and beauty there. I also see others – families coming to walk and play; people picnicking; others sitting on the benches admiring the view; people meditating or practicing tai chi.

Memorial Park has long been a beautiful and peaceful place to go and many community members do use the park.

My concern is that now that the park is being used regularly as a dog play area it is having a negative effect on the park.

Yes, dog owners who use the park try to be very careful to pick up after their dogs, but some is missed and it is not considered as clean any more.

Do you want to sit on the lawn, play on the lawn, picnic on the lawn where you know many dogs come daily and have soiled the lawn?

The lawn is no longer as lush and pleasant as it was before the daily use of all the dogs. It is noticeably more trampled and torn up.

Allowing Memorial Park to become one of the sites for the dog park is taking away from all the other Cape George residents a place that was a clean, peaceful park for all to use and enjoy.

The dog park is an important and much enjoyed amenity here in Cape George. It was bumped from the marina berm area temporarily during the repair work. It is available again and is more appropriate.

I think an important consideration is the repeated complaint by those that did use the play area at the marina that the new berm has taken away some of the play area. The play area is for the dogs and the dogs don't care that the area is a little smaller. They will play there and love the time spent there with their friends. The dog owners can still visit and enjoy their time there. There is a plan being discussed about bringing the creek back into Memorial Park, which will take some of the area away from where the dogs play.

(over)

Traffic has been mentioned as a concern at the marina. Steps can be taken to caution drivers about dogs in the area during play time. Add signage, flags, orange cones etc., just before and during play time, but not all the time or people will not notice it any more. It is also the responsibility of the dog owners to pay attention to the dogs.

Other suggestions have been submitted by the ad hoc committee in an effort to meet the needs and desires of the people with dogs.

The marina area is also more environmentally safe than Memorial Park because of its bowl shape and the berm as we were told at an environmental committee meeting. There is more direct run off and seepage into the bay from Memorial Park. The terrain above the park slopes down toward the water and there is continuous running water through the area.

An overriding goal should be to find a better area for the dog play time that is fenced and farther away from the water.

This has been a divisive issue and one with a lot of misinformation, which is unfortunate. I hope that the community understands that because some members do not want dog play time at Memorial Park permanently it does NOT mean we don't like dogs. Many of us have or have had dogs most of our lives and do like them. We also understand the need for people to socialize.

Please keep Memorial Park the clean and peaceful park that it was intended to be for the use of all Cape George residents and do not allow it to be used as a dog park.

Thank you,  
Anne Jimenez



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I just wanted to voice my opposition to opening up Memorial Park on a permanent basis to unleashed dogs from 2-4 pm daily. The unleashed dogs are supposed to be under voice control. I can tell you from experience that many (most?) of the dogs are not under voice control. In fact, I have been chased up Coleman by a dog from the "playtime" group. Consequently, although I would like to, I don't walk my dog through the park (on leash) during playtime to access the beach. Essentially what we have is a relatively small group of dog owners who will be given permission to monopolize the park each afternoon. In my view, the area adjacent to the club house is more than sufficient. I simply don't buy the premise that there is any significant danger to the dogs, which need to be under voice control, from cars driving through the parking lot.

One last note, I know there are people in Cape George who are afraid of dogs and hence will also not be able to access the beach or use the park during the playtime hours.

Thanks, Bob Spall  
To the board and Marnie,

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I just wanted to speak up that I am not in favor of both memorial beach and the beach at the marina being open to off leash dogs every day. I would prefer to keep memorial park an on leash area. Thanks, April Ottey

.....  
Dear Cape George Board Members,

I am writing this letter, because I know that you have not received many letters in support of keeping Memorial Park as it was originally intended. I understand why you have not received letters. Many of the people who have dogs and don't let them off leash don't know each other and therefore have no way of communicating with each other about their concerns. The group of dog owners who frequent Memorial Park currently have a built-in set of communication alternatives. Those of us not part of that group don't even know who we are, and therefore have no way of sending off phone trees, or letter streams to each other.. Because of that, I feel that the scale will tip in favor of those who have written letters, and I feel it's an unfair advantage.

I have a personal reason for wanting the park to remain as a memorial park in that my husband, Peter, who passed away last October, used to walk our dog Teddi every day at 3 o'clock down at the park and the beach. That time has been sacred to me, but since his death, I have not been able to use the park at that time of day. I have had a bench made, and I am hoping to install it before the anniversary of his death at the end of the month as well but am sad that I won't be able to use it as I would like. Once again, that's a very personal reason and I understand if people don't feel that it's a justifiable one, but the park was and should still be a place for quiet and reflection.

At the onset of the ad hoc dog committee, of which I was a part, I suggested that we have a survey of the community as to their feelings about Memorial Park, and its use. I still feel that that would be a way to find out how people feel. If the majority of people in the community have no problem with allowing dogs for two hours every day at Memorial Park, then I will certainly go along with it, but I feel strongly that there are a lot of people who just have not spoken out. Is there a way that the board could ask for a vote from the community on this particular issue? If not, then I would like it to be deferred until a survey or questionnaire could be sent out to the Cape George community for their input.

As a parent of two dogs here at Cape George I appreciate your hearing my concerns.

Kimberlee Wilding  
460 S Palmer Dr

Dog Park Response - Pro

I fully support allowing dogs to be off leash at Coleman Park for 2 hours daily. In fact I think it should be off leash all the time.

To be fair I still think the best proposal was to include the question in the budget mailing to get a community consensus.

Margaret Leaf

Just a note in support of the rule change to allow dogs to romp for a short time in the afternoon at Memorial Park. I've made half my Cape George friends through pickleball and the other half through the dog gatherings.

Thanks for listening to all the voices coming at you!

Laura (and Bailey)

To whom it may concern,

I support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park.

If further elaboration is needed I would be glad to write more in more detail why this is important for the community.

Thank you,

Ashley

I support allowing the dog group to meet at Memorial Park.

Susan Hall

131 Huckleberry Pl

I support the proposal to allow dog parents a short time each day to use Memorial Park.

Helen Williams

Dear Board Members,

Thank you for addressing the issue regarding Memorial Park becoming an additional community play area for off-leash dogs, for just a short 2 hours every day. The temporary use of Memorial Park for a dog play area has resulted in a realization by many dog owners that the additional dog play area has been considerably appropriate for several reasons:

1. The split in the number of dogs in both Memorial Park and the Clubhouse Greens has provided the opportunity to comfortably separate the size, age, agility and activity levels of the dogs who come to the two areas.

2. The more confined nature of the Memorial Park area is considerably safer in regard to location, road access and size.
3. The dog owners who have been using Memorial Park have been extremely conscientious about keeping the Park clean and honoring health and safety issues for human use. (e.g. Dog detritus has been carefully picked up and removed, and if people wish to walk through the park to the beach, the dogs are held in place.)
4. This arrangement also provides yet another opportunity for Cape George residents to gather and engage in constructive and neighborly interaction, to support each other, and to enhance the community spirit that Cape George so generously offers.

For these reasons, I encourage you to provide the on-going use of Memorial Park for daily dog play from 2:00 to 4:00.

Thank you for the time, energy and wisdom you bring to our community!

Judith Chambliss

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To the Board of Cape George

I would like to inform you that I wholeheartedly support the change in PPO 1 allowing dogs and their owners to use the park within a certain timeframe.

Gail Hotohkee

.....

"I support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park."

Carol Chandler

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I am in favor of allowing the use of Memorial Park for off leash time for dogs and making the necessary change to whatever ordinance to do so.

Thank you

Bob Tilly

.....

I'm in support of a two hour off-leash period for dogs at Memorial Park.

Cassie Reeves

.....

Hello to the Cape George Board of Directors,

This is a short but sweet declaration of our support of the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park. It is the right thing to do for our community and we heartily encourage your support of this rule change.

Most sincerely,

Leah Mitchell and Nancy McLachlan

444 Sunset

.....  
Although I sent a longer comment to you earlier, I want to reiterate my whole hearted support and desire for the minimal and indefinite use of Memorial Park for 30 minutes a day for owners of friendly, well behaved dogs off leash.

Thank you for your consideration,

Marion Clair  
Victoria Loop

.....  
Greetings,

I support this. Thanks. Penny

.....  
I support the addition of Colman/Memorial park for off leash dog play from 2-4 daily . Ann Hueter 130Colman Dr.

.....  
Please put my name in the yes column as I am in favor of changing the rule to allow Limited off leash time at Memorial Park

Marta Krissovich

Democracy is not a spectator sport - Get involved.

.....  
Dear Cape George Board,

Please support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park. This is a reasonable and cost-effective accommodation to the changes that have occurred at the Clubhouse space with the berm project.

The dog group have proven to be excellent and conscientious stewards of the park, cleaning up after their pets. This positive change to the rules ensures dogs have a safe place to go off-leash and that dog people have a place to socialize that requires no additional expenditure of funds. It also makes sure ALL of us, not just a select few, have equal access to our community greenspaces/amenities that we all pay for. Thank you for your service and support.

Bobbie Hasselbring

42 Quinault Loop

.....  
I support the proposed change to PP01 section 5. Limited sharing of Memorial Park for socializing among people and dogs is good for the Cape George community and Memorial Park in underused.

Conversely, the area in the marina near the Clubhouse has been compromised by the new berm. Also, dogs run out into the parking lot in front of cars, and might also run into the poison hemlock at the north end of that space.

Marty Gilmore

.....  
Good Morning 😊.

I support the proposed rule change to allow the dog group to continue meeting at Colman park/Memorial park.

Kriss Edwards

.....  
I support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park.

Thank you,

Joe Giseburt

.....  
I support the change of PP01(5) allowing dogs to continue meeting at Memorial Park.

Thank you.

Linda Tilley

\*\*\*\*\*

I know you've heard a lot from me, but since this is the month when our input will be counted officially, I want to encourage the Board to vote for the Rule change to PPO1(5) to allow Coleman/Memorial park to be designated an off-leash gathering place for dogs and their owners on a daily basis. With the increased number of dogs in Cape George and the decreased play area at Marina Park, Coleman/Memorial Park is a safer area, especially for more active dogs, to congregate. It is far from the road and perfectly bounded by natural boundaries. The dog owners are hyper-responsible and determined to be good caretakers of the green space via providing a built-in poop patrol and responding to residents who need to have access to the beach and need the dogs leashed during the time it takes them to get there. The bulk of the day will still allow those who want to use this common property for other purposes from doing so.

Thanks for listening yet once again!

Cheers, Allan Zee & Oliver

.....

I support adding Colman/Memorial Park, for two hours daily, to PPO1 Livestock and Pets as an off-leash option for community dog owners.

As long as community members act responsibly and in consideration of other members, I support our common areas serving multiple member interests and needs.

Thank you for the opportunity to express my viewpoint on this topic.

- Judith Caruso

41 Vancouver Drive

.....  
I support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park.

Julie Hotard

32 Dungeness Place.

.....  
I support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park.

Georgette Semick

\*\*\*\*\*

Hello! Please document that I support the proposed rule change to PPO1(5) allowing the dog group to continue meeting at Memorial Park.

Thank you!

Kolby Gambill

222 N. Rhododendron Dr.

\*\*\*\*\*



Cape George Colony Club  
October 2023  
Manager's Report

**Thank yous!**

♥ Thank you so much Teri Brown for being you. It has been such a help and pleasure being “trained-up” by you and working next to you. Saying thank you just begins to express the level of my appreciation.

♥ Welcome Eleanor Shinsky who has joined us as Office Administrator.

♥ Thank you to George Martin, retired plumber, and extraordinary citizen! George repaired the leaking spigot near the picnic shelter. Wohoo!

♥ A HUGE thank you to Michael Volkman, Mark Kochendorfer, Mary Larson, Dimne Cote, Susie Feller and everyone who helped assemble a system for blended hybrid in person/Zoom meetings. They have dedicated a lot of time Zooming in and being in the Clubhouse to test and practice with the new system. Since the last board meeting, we will have had three in person/Zoom blended meetings. We will continue to work to improve our technique and technology with the meetings.

♥ Thank you Eric Kolbe, our maintenance assistant, for keeping the office parking and entry clear. And for taking a keen interest and making great suggestions to keep the grounds beautiful!

♥ Thank you to Mary and Carl for taking my request to be informed about rumors seriously.

**Budget Packet to the membership for the 2024 Budget vote**

On October 19 the proposed 2024 budget and reserve item list for 2024 were passed by the Board. The finance committee worked together to present the proposal to the membership. The final version will be published in the Study Session Packet and sent to the membership with a ballot before the end of October.

**Reserve Funding**

The 2023 Reserve Study reports demonstrate that our reserves are underfunded. This is an issue that every member should be aware of as we end 2023 and move into 2024. In the new year the Board will propose a plan to help ensure that reserve funding levels are adequate to cover common area assets in the coming years. This is YOUR association. Please watch for the proposal and participate in the support of maintaining the community!

**Mail Carrier Protection**

Ernie, our mail carrier, was struck by a vehicle a few months ago while he was delivering mail in Cape George. To prevent that from happening again he is placing cones in the mail areas when he is working. **Please be careful and respect the safety zone he sets up!**

### **Picnic Area Lawn and Doggie Playtime**

With the fall storms finally rolling through Cape George the picnic area is green again. Reseeding the picnic area lawn is being postponed for the time being. That means that the picnic area is open again for doggie playtime.

### **Pool Resurface**

At long last the Cape George pool is being resurfaced. We can't wait to see the sparkling new pool and look forward to resurfacing the deck next year! Kriss Edwards, Michael Volkman, and Donnie Weathersby have been working with Eric Anderson and the Spray-Tec Company to prep and coat the community pool! Thank you all!

### **Dog Noise Complaints**

People complain to me about dogs barking. Cape George Rules and Regulations PP01 Livestock and Pets states: "Pet owners must comply with all applicable State and Jefferson County statutes and regulations dealing with pet ownership." Those rules are not easy to find! The web address is:

<https://www.codepublishing.com/WA/JeffersonCounty/#!/JeffersonCounty06/JeffersonCounty0607.html#6.07>

I spoke with the officer who handles Jefferson County animal complaints. He offered to come discuss animal complaints with the membership next year. Please let me know if you are interested.

### **Quarterly Assessments Were Due October 1, 2023.**

Please make sure your assessment has been received. You can pay online or by bringing your check to the office.

### **Violations**

One violation letter was sent for abandonment of property.

Thank you for everything you do to help make Cape George Colony Club a great place to live!

*Marnie W. Levy, CMCA® AMS®*  
General Manager  
[manager@capegeorge.org](mailto:manager@capegeorge.org)  
360.385.2208





*Cape George Colony Club*

Board of Trustees

**2024 Budget and Reserves**

Approved w/amendments

October 19, 2023



10/19/2023

Dear Cape George Colony Club Members,

The Treasurer and Finance Committee, in conjunction with the general manager, developed the 2024 budget based on actual year-to-date expenses, anticipated expenses through year-end, and detailed input from the committees associated with our three operational centers. Per our by-laws, this budget needs to be approved by the Board of Trustees and you, the members of Cape George. The Trustees approved the budget. Now it's your turn. This budget proposal outlines where your HOA annual dues were spent in 2023 and how they are proposed to be spent in 2024.

This Member Summary Section is designed to provide an overview. Specific details are provided for your review in Exhibits A-H.

Our annual budget has three areas which appear as line items on your quarterly assessment statement from Community Financials.

Community Financial Budget Areas	How Determined	Amount
General (Operating) Assessment	Past usage and projected needs	\$563.68/year
Water Fees	Actual usage	\$506.88/year
Reserve Assessment	Past usage and projected needs	\$310/year

The Reserve Assessment is in essence our piggy bank for taking care of the legacy previous Cape George members have left current residents – all debt free! These community assets include our water system, roads, clubhouse, workshop, marina, office, vehicles, and shops. Previous members divided these community assets into three operational cost centers which are supported by member volunteer committees:

Operational Centers	Includes	%
General Operations	Clubhouse, pool, pickleball, grounds, buildings, roads and drainage, and % of payroll, accounting, insurance, and utilities	26.3
Water Operations	Wells, tanks, mains and distribution, and % of payroll, accounting, insurance, and utilities	45.2
Marina Operations	Marina and % of payroll, accounting, insurance, and utilities	28.5

As you can well imagine, the 2024 operating and maintenance requirements for each of these operational centers have increased. Every committee provided budget requests and worked diligently to keep the increases as low as possible. Even so, the Board of Trustees asked them to rework their numbers and submit only necessary repairs or improvements. They did so, and still increases are required. We would like to thank all those who volunteer their time and talents so we can keep our dues to the lowest amount possible.

Here are the resulting increases (per lot) proposed for member approval.

Budget Area	\$ 2023 Annual	\$ 2024 Annual	% increase Annual	\$ increase Quarterly	\$ 2024 Quarterly
General Assessment	\$521.93	\$563.68	8 %	\$10.44	\$140.92
Water Use Fees	\$422.40	\$ 506.88	20 %	\$21.12	\$126.72
Reserve Assessment	\$ 302.00	\$ 310.00	2.5 %	\$2.00	\$77.50
Total	\$1246.33	\$1380.56	--	\$33.56	\$345.14

Please take a few minutes to inform yourself about the finances of your community. We need as many members as possible to vote in order to ratify this budget. Please, help us do this as quickly as possible by casting your vote early.

Thank you,

Betsy Coddington, President

Bart Mooyman Beck, Vice President

Nancy Charpentier, Treasurer

Pat Gulick, Secretary

Mike Heckinger, Trustee

Sterve McFarland, Trustee

Ray Pierson, Trustee

**Cape George Board of Trustees**

# CAPE GEORGE 2024 BUDGET PRESENTATION

## Board Packet -

### Exhibit A - Assessment & Fee Schedule

#### General Assessment, Reserve Assessment and Water Fees - Quarterly Billing

General Assessment (per Lot)	563.68	per year	0.08 increase
Reserve Assessment (per Lot)	310.00	per year	0.025 increase
Water Delivery Fee (per connection)	506.88	per year	\$7 p mo increase
	<u>\$1,380.56</u>	Annual Billing per Home	
	\$ 873.68	Annual Billing w/out Water	total props

#### General Assessment, Reserve Assessment and Water Fees - Quarterly Billing and Due Dates

Quarter	Due	Amount	What	Amount	What
Jan - Mar	Jan 1st	\$ 345.14	Lot with Water	\$ 218.42	Lot without water
Apr - Jun	April 1st	\$ 345.14	Lot with Water	\$ 218.42	Lot without water
Jul - Sep	Jul 1st	\$ 345.14	Lot with Water	\$ 218.42	Lot without water
Oct - Dec	Oct 1st	\$ 345.14	Lot with Water	\$ 218.42	Lot without water
		<u>\$ 1,380.56</u>		<u>\$ 873.68</u>	

**ote:** A late fee of \$20 per month plus a \$10 late notice fee will be charged to each account with a balance 21 days overdue

#### Annual surcharge for water usage greater than average 250 gallons per day:

Average daily use of 251 - 500 gallons, \$2.50 per 1,000 gallons  
 Average daily use in excess of 500 gallons, \$3.50 per 1,000 gallons

#### Additional Water Fees:

Water connection fee - \$5000 which includes the meter  
 Water service reconnction fee after non-payment termination - \$25

#### Access to Pool, Exercise Room, Clubhouse & Workshop - Included in General Assessment

Card/Fob must be purchased for entry                      Card - \$10    Fob - \$15  
 Replacement for lost card or fob                              Card - \$15    Fob - \$20

#### Marina Fees

Yearly Slip Rent (Regular)..... \$43/Foot/Year  
 Yearly Slip Rent (Economy)..... \$28/Foot/Year  
 Small Boat in Water - Single Tie..... \$60 per Year  
 Yearly Ramp Use..... \$125 per year  
 Reserved Boat Trailer Storage (Requires Rampage or Moorage)..... \$300 per year  
 Kayak/Dinghy Storage..... \$125 per year  
 Power for Slip Users..... \$350 per year  
 Slip Waiting List..... \$50 per year  
 Ramp Key / Dock Key Deposit..... \$10 each, Refundable  
 Member Launch / Moorage, if not Annual..... \$8 per day  
 Guest Launch/Moorage..... \$16/day

#### Miscellaneous

Clubhouse Rental :	26 People or Fewer: \$80	26-75 People: \$185
	76-100 People: \$240	101-170 (Max): \$395
Vacant Lot Mowing: \$90 Per Lot Per Mow		Newsletter Mailing Fee: \$25 per year
Insufficient Funds - Returned Check Fee: \$30		Phone Books: \$3 Each

# CAPE GEORGE 2024 BUDGET PRESENTATION

## Board Packet -

### EXHIBIT B - SUMMARY OF OPERATIONS

	Approved Budget 2023	Projected Actual 2023	Proposed Budget 2024
<b>General Operations: (see Exhibit C for an Expanded Summary)</b>			
Annual Assessment	345,521	345,521	373,159
Other Income	15,347	16,411	17,275
<b>Total Revenue</b>	<b>360,868</b>	<b>361,932</b>	<b>390,434</b>
Wages, Benefits, Payroll Taxes	151,563	150,000	165,273
Repairs & Maintenance	28,650	38,500	32,000
Utilities & Insurance	57,556	58,472	35,279
All Other Expenses	123,096	115,000	156,645
<b>Total Expenses</b>	<b>360,865</b>	<b>361,972</b>	<b>389,197</b>
<b>General Net Income (Excess Cash)</b>	<b>\$ 3</b>	<b>\$ (40)</b>	<b>\$ 1,237</b>

#### Water Operations: (see Exhibit D for an Expanded Summary)

Water Use Fee	231,475	229,598	275,743
Hook ups (2)			10,000
Other Revenues	6,000	3,000	4,000
<b>Total Revenue</b>	<b>237,475</b>	<b>232,598</b>	<b>289,743</b>
Wages, Benefits, Payroll Taxes	75,782	75,782	85,697
Repairs & Maintenance	11,050	7,550	14,000
Utilities & Insurance	30,683	27,299	34,900
All Other Expenses	63,731	49,747	100,141
<b>Total Expenses</b>	<b>181,246</b>	<b>160,378</b>	<b>234,738</b>
<b>Water Net Income (Excess Cash)</b>	<b>\$ 56,229</b>	<b>\$ 72,220</b>	<b>\$ 55,005</b>

#### Marina Operations: (see Exhibit E for an Expanded Summary)

Moorage and Parking	74,489	75,650	96,400
Other Revenues	18,173	17,738	39,450
<b>Total Revenues</b>	<b>92,662</b>	<b>93,388</b>	<b>135,850</b>
Wages, Benefits, Payroll Taxes	25,261	25,261	28,570
Repairs & Maintenance	19,100	25,000	33,000
Utilities & Insurance	18,541	17,978	16,953
All Other Expenses	16,787	16,346	29,370
<b>Total Expenses</b>	<b>79,689</b>	<b>84,585</b>	<b>107,893</b>
<b>Marina Net Income (Excess Cash)</b>	<b>\$ 12,973</b>	<b>\$ 8,803</b>	<b>\$ 27,957</b>

#### Reserve Assessment: (See Exhibits F, G )

Estimated 2024 Beginning Balance	\$ 1,568,846.00
Reserve Assessment Plus Interest	\$ 225,019.00
Expected Reserve Expenditures	\$ 396,986.00
<b>Net Reserve Assessment</b>	<b>\$ 1,396,879</b>

**CAPE GEORGE 2024 BUDGET PRESENTATION**  
**Board Packet -**

**EXHIBIT C - Summary of General Operations**

**Revenue:**

General Assessment Income	\$	373,159
Lot Mowing Fees	\$	7,500
Clubhouse Rental	\$	2,000
Late Fee Income	\$	2,500
Miscellaneous Income	\$	1,500
Fines	\$	2,000
All Other Income and Fees	\$	1,775
<b>Total Revenue</b>	\$	<b>390,434</b>

**Expenses:**

Wages	\$	128,196
Benefits	\$	20,714
Payroll Taxes	\$	16,363
R&M Buildings	\$	5,500
R&M Swimming Pool	\$	2,500
R&M Office Equipment	\$	1,500
R&M Vehicles	\$	2,500
R&M Roads and Drainage	\$	10,000
R&M Grounds & Berm	\$	7,000
R&M All Other	\$	3,000
Contracted Services Legal	\$	7,500
Contracted Services Accounting	\$	37,058
Contracted Services Equip	\$	3,000
Contracted Services Janitorial	\$	13,737
Contracted Services Internet	\$	2,000
Contracted Services Noxious Weed	\$	9,750
Contracted Services Lot Mow	\$	9,000
Contracted Services Other	\$	12,000
Taxes, Licenses, Permits & Fees	\$	4,600
Pool - Supplies, R&M & Utilities	\$	31,000
Supplies	\$	9,000
Utilities	\$	7,824
Insurance	\$	27,455
All Other Expenses	\$	18,000
<b>Total Expenses</b>	\$	<b>389,197</b>

**NET INCOME (Excess Cash)** \$ 1,237

**CAPE GEORGE 2024 BUDGET PRESENTATION**  
**Board Packet -**

**EXHIBIT D - Summary of Water Operations**

**Revenue:**

Water User Fee	\$ 275,743
Hookups	\$ 10,000
Excess Water Use Fee	\$ 4,000
<b>Total Revenue</b>	<b>\$ 289,743</b>

**Expenses:**

Wages	\$ 66,569
Benefits	\$ 10,700
Payroll Taxes	\$ 8,428
R&M Bwells, Tanks & Mains	\$ 8,000
R&M Grounds	\$ 500
R&M All Other	\$ 5,500
Contracted Services Legal & Accounting	\$ 12,500
Contracted Services Water Manager	\$ 18,291
Contracted Services Other	\$ 40,000
Taxes, Licenses, Permits & Fees	\$ 14,350
Supplies	\$ 15,000
Utilities	\$ 15,900
Insurance	\$ 19,000
All Other Expenses	
<b>Total Expenses</b>	<b>\$ 234,738</b>

<b>NET INCOME (Excess Cash)</b>	<b>\$ 55,005</b>
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**CAPE GEORGE 2024 BUDGET PRESENTATION**  
**Board Packet -**

**EXHIBIT E - Summary of Marina Operations**

**Revenue:**

Boat Trailer Parking	\$	13,000
Moorage Fees	\$	83,400
Ramp Fee,	\$	2,625
Dock Electricity	\$	12,250
Small Boats / Kayaks	\$	6,625
In lieu of volunteering fee (?)	\$	15,000
All Other Fees	\$	2,950
<b>Total Revenue</b>	<b>\$</b>	<b>135,850</b>

**Expenses:**

Wages	\$	22,190
Benefits	\$	3,571
Payroll Taxes	\$	2,809
R&M Docks and Ramps	\$	15,000
R&M Dredging	\$	15,000
R&M All Other	\$	3,000
Contracted Services Accounting	\$	5,000
Contracted Services Other	\$	16,250
Taxes, Licenses, Permits & Fees	\$	1,520
Supplies	\$	6,600
Utilities	\$	10,098
Insurance	\$	6,855
All Other Expenses	\$	-
<b>Total Expenses</b>	<b>\$</b>	<b>107,893</b>

<b>NET INCOME (Excess Cash)</b>	<b>\$</b>	<b>27,957</b>
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# CAPE GEORGE 2024 BUDGET PRESENTATION

## EXHIBIT F - Summary of NET Reserves Activity 2024

### Routine Assessments

Routine Assessments	\$	204,922	
Routine Reserve Interest		20,097	Estimate
Expected Expenditures		(425,047)	
<b>Subtotal</b>	<b>\$</b>	<b>(200,028)</b>	
Less Contingency Expenditures		(10,713)	Contingency if needed
<b>Reserve Assessments Less Expenditures</b>	<b>\$</b>	<b>(210,741)</b>	

Reserve Assessments to be Allocated Pro Rata to individual Reserve funds based on Approved Method Roll Forward. These percentages are based on the last Level 1 Study performed in 2017.

General Reserves - 26.3%	\$	53,895
Water Reserves - 45.2%	\$	92,625
Marina Reserves - 28.5%	\$	58,403

Note: With the conclusion of the 2023 Level II Enhanced Reserve Study, the Pro Rata Distribution of Assessments has changed per our bylaws. This reflects the new distribution percentages for the budgetary years 2024 - 2026.

**CAPE GEORGE 2024 BUDGET PRESENTATION**

Board Packet -

**EXHIBIT G - Reserves Expense Summary**

	General Ops	Water	Marina	Total
Estimated 2024 Beginning Reserve Balance	196,848	1,220,507	151,491	1,568,846
Plus Assessment Contributions in 2024	53,895	92,625	58,403	204,923
Estimated Interest Earnings	5,286	9,084	5,728	20,098
Estimated EOY Net Cash Transfers	-	55,005	27,957	82,962
<b>Subtotal Estimated Balances and Additions</b>	<b>\$ 256,029</b>	<b>\$ 1,377,221</b>	<b>\$ 243,579</b>	<b>\$ 1,876,829</b>
Less Planned Project Expenses in 2024	(152,353)	(223,294)	(49,400)	(425,047)
Less Contingency Project Expense in 2024	(10,713)			(10,713)
<b>Subtotal Estimated Project Expenses</b>	<b>\$ (163,066)</b>	<b>\$ (223,294)</b>	<b>\$ (49,400)</b>	<b>\$ (435,760)</b>
<b>Estimated Ending Balances 2024</b>	<b>\$ 92,963</b>	<b>\$ 1,153,927</b>	<b>\$ 194,179</b>	<b>\$ 1,441,069</b>

Projects	Project Cost	Postponed to Future	Estimated Expenditures				
			Planned for 2024	Contingency	General Reserves	Water Reserves	Marina Reserves
<b>A) Projects Carried From 2023, Not All Planned for 2024</b>							
Workshop Roof	10,973	10,973					
Clubhouse Kitchen Sanitizer	4,212	4,212					
Clubhouse Electrical Panel Upgrade	8,996		8,996		8,996		
Clubhouse Restroom Partitions	5,294	5,294					
Clubhouse Women's Restroom Upgrade	4,763	4,763					
Office Septic System - Contingency	41,213		41,213		41,213		
Office Copier - Contingency	10,713			10,713	10,713		
Maintenance Building Roof - Replace	23,588		23,588		11,794	11,794	
Replace Memorial Park Gazebo	3,560	3,560					
Replace Barrier Arm Operator	16,000		16,000		16,000		
<b>Subtotal Carried from 2023</b>	<b>\$ 129,312</b>	<b>\$ 28,802</b>	<b>\$ 89,797</b>	<b>\$ 10,713</b>	<b>\$ 88,716</b>	<b>\$ 11,794</b>	<b>\$ -</b>
<b>B) Projects To Be Approved by the Membership for 2024</b>							
Ford Diesel Stakebed - Replace	54,700		54,700		27,350	27,350	
Sports Court Resurfacing	10,000		10,000		10,000		
Pool Decking	26,000		26,000		26,000		
Water Meters - Replace	184,150		184,150			184,150	
Wood Deck, Elevated & Dock Adjacent to Ramp	49,400		49,400				49,400
Playground Equipment	11,000		11,000		11,000		
<b>Subtotal Anticipated for 2024</b>	<b>\$ 335,250</b>	<b>\$ -</b>	<b>\$ 335,250</b>	<b>\$ -</b>	<b>\$ 74,350</b>	<b>\$ 211,500</b>	<b>\$ 49,400</b>
<b>TOTAL POTENTIAL EXPENDITURES</b>	<b>\$ 464,562</b>	<b>\$ 28,802</b>	<b>\$ 425,047</b>	<b>\$ 10,713</b>	<b>\$ 163,066</b>	<b>\$ 223,294</b>	<b>\$ 49,400</b>

# CAPE GEORGE 2024 BUDGET PRESENTATION

## Board Packet -

### EXHIBIT H - New Reserve Projects Being Proposed

In accordance with our Bylaws, the Membership must approve expenditures from each of the three reserves - General, Water and Marina. The vote to approve the expenditures is separate from the ratification vote on the operating budget.

#### Sports Court (Pickleball) - Resurface \$10,000 - General Fund

The pickleball court has wear and tear and needs resurfacing next summer.

#### Marina Elevated Wood Deck - \$49,400 - Marina Fund

Replace decks north and south, and replace dock adjacent to ramp with aluminum.

#### Pool Deck - Recoat - \$26,000 - General Fund

Apply epoxy coating to protect the worn concrete deck from chipping or cracking

#### Ford Diesel (Stakebed) Truck - \$54,700 - Shared Expense General & Water Funds

Replace big truck with newer used gas vehicle owing to increased maintenance expense

#### Water Meters - Replace - \$184,150 - Water Fund

Water meter reading and recording equipment has become obsolete.

#### Playground Equipment - Replace - \$11,000 - General Fund

Current equipment is old and splintery and requires replacement. Budget has been expanded to include resilient surfacing.

Marina Use Fee Increase - 2024

During the October Marina Committee Meeting the state of our Operations and Reserve accounts were discussed at length, specifically the shortfalls that are predicted. Committee Chair Craig Muma and others recommended a 25% increase to address the shortfalls to keep the marina thriving. After much discussion some members felt that there were no shortfalls and suggested a 10% increase instead. Gary Rossow moved that the increase be 10%, it was seconded, and the vote failed 11 to 14. Craig Muma moved that the increase be 25% using the schedule created by BOT Treasurer Nancy Charpentier, the motion was seconded and passed 18 to 10.

Here is the schedule:

	2023	2024		2023	2024
Moorage Regular	34/ft	43/ft	Kayak/Small Boat	100/yr	125/yr
Moorage Economy	22/ft	28/ft	Electricity for slips	250/yr	300/yr
Trailer Parking	230/yr	300/yr	Member day use	8/day	15/day
Wait List	100/yr	50/yr	Guest Launch & Moorage	16/day	25/day
Ramp Fee	100/yr	125/yr			

Motion: I move that the BOT approve the rate increase as endorsed by the Marina Committee during it's October 2, 2023 meeting, using the table created by the BOT Treasurer.

Study Session 10.23

Marina Service Program (MSP)

In February of this year the BOT approved adoption of the MSP requiring marina users to furnish a certain amount of labor to keep our marina viable and affordable. It is still voluntary as marina users have the choice of making payments to the marina in lieu of hours served. Because it was passed after the 2024 registration process was completed it did not make it into the annual process of registering for marina use. A form has been created and adopted by the Marina Committee with the intention of including it in the annual marina registration packet.

Motion: I move that the BOT adopt the MSP program form as created and include it in the 2024 and future Marina Registration Packets.

Here is the form:

*Marina Service Program: In order to qualify for marina privileges each registered member will be required to contribute time helping maintain the marina for a certain number of hours per year based on the following schedule:*

<i>20 ft+ Boat Moorage</i>	<i>&lt;20 ft Boat Moorage</i>	<i>Trailer Parking</i>	<i>Ramp or Kayak Rack</i>
<i>20 hrs</i>	<i>15 hrs</i>	<i>6 hrs</i>	<i>3 hrs</i>

*Moorage covers Trailer parking hours, and Trailer Parking covers ramp hours.*

*In lieu of hours served a Marina User may choose to pay for all or part of their required hours at a rate of \$30/hour. Monies collected will be recorded in the Marina Operations budget as revenue.*

*Please indicate the kinds of Volunteer work you will do:*

- Any kind of work including dock repair, construction projects, etc.*
- Medium duty physical labor like painting or weed trimming.*
- Light duty tasks such as cleaning or organizing.*
- Administrative tasks such as record keeping*

*Tasks will be assigned by the Harbormaster who will also sign off on hours contributed.*

\_\_\_\_\_  
*Member Name*

\_\_\_\_\_  
*Date*

## Gantry – Marina

For many years the community has enjoyed and made good use of an overhead lift, called a gantry, that sits behind the shop. It is used for lifting heavy objects, such as an outboard motor, so the motor can be worked on or replaced. It can also be used for such things as lifting a dock section, which is an important consideration as we move toward extending the life of the marina.

The existing gantry has reached the end of its useful life and deemed unsafe and removed. The Marina Committee voted in September to spend \$4100 of it's discretionary Memorial Fund to buy a new one and the order was placed. Due to concerns around safety and contamination potential the order was put on hold by the Manager. Committee members regrouped and created a Safety and Clean Marina use protocol with guidance from a member who had a career in Industrial Safety.

The protocol requires that anyone intending to use the gantry must attend an Environmental and Safety orientation. There will be a lock placed on the gantry that will only be available for people who have attended.

The motion to move forward with the purchase was passed by the Marina Committee on October 2, 2023 by a vote of 18 to 10.

Motion: I move that the BOT approve the purchase of the replacement gantry using the Discretionary Marina Memorial fund which will then be donated to the community.

Oct. 23.2023 Study Session

**Proposed Rule Change PP01:**

We propose changing Section 5/Livestock & Pets/Rules and Regulations to state the following:

When dogs are off the owner's property, they shall be on a leash at all times, EXCEPT FOR THAT area at the bottom of Marine Drive (north of the clubhouse to the south end of the marina) AND between 2:00 p.m. and 4:00 p.m. at Memorial Park, where they can be exercised off leash and under voice control. Owner must always be within strict line-of-sight of dog. When other members are in these areas for specific activities, (such as a memorial service, picnics or to use the playground) then dog owners must ask them first if it is alright to have the dog(s) off-leash.

5703-001 Flood Ins.

RECEIVED OCT - 2 2023



Your account information

Account name: CAPE GEORGE COLONY CLUB
Policy number: FLD1397650
Mortgage loan number: 0
Payor: CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368

Your Flood Renewal Bill

as of September 23, 2023

Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT
877-348-0552 OR COMMUNITY ASSOC UNDERWRITERS OF
AMERICA AT (267) 757-7100

Payment due/expiration date:
12/01/2023 12:01 am

To renew, simply choose one of the policy coverage
options shown below and pay the premium before the
policy expires on 12/01/2023.

You should retain this copy for your records.

Ways to pay

- customer.myselectiveflood.com
877-348-0552 (credit card or echeck only)
mail in check - made payable to Selective

FLOODS CAN HAPPEN ANYWHERE, ANY SEASON. MORE THAN 20% OF FLOODING OCCURS IN "LOW TO MODERATE" RISK AREAS. Renew your flood policy today to ensure continued coverage.

Policy coverage options

Location: 312 MARINA DRIVE (WORKSHOP) PORT TOWNSEND, WA 98368

Table with columns: PREMIUM, COVERAGE AMOUNTS (BUILDING, CONTENTS), DEDUCTIBLES (BUILDING, CONTENTS). Rows for Option A and Option B.

PAGE 1 OF 2

COMMUNITY ASSOC UNDERWRITERS OF AMERICA
2 CAUFIELD PL
NEWTOWN, PA 18940-9428



MB 01 003913 62719 H 10 A



YOUR POLICY RENEWAL DATE: 12/01/2023
POLICY NUMBER: FLD1397650

CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368-9403

Select one: OPTION A \$1,412 or OPTION B \$1,458

Amount enclosed: \$ [ ]

See reverse for ways to pay.



Flood Ins

5703-001

RECEIVED OCT - 2 2023



Your account information

Account name: CAPE GEORGE COLONY CLUB
Policy number: FLD1397651
Mortgage loan number: 0
Payor: CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98068

Your Flood Renewal Bill

as of September 23, 2023

Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT
877-348-0552 OR COMMUNITY ASSOC UNDERWRITERS OF
AMERICA AT (267) 757-7100

Payment due/expiration date:
12/01/2023 12:01 am

To renew, simply choose one of the policy coverage
options shown below and pay the premium before the
policy expires on 12/01/2023.

You should retain this copy for your records.

FLOODS CAN HAPPEN ANYWHERE, ANY SEASON. MORE THAN 20% OF FLOODING OCCURS IN "LOW TO MODERATE" RISK AREAS. Renew your flood policy today to ensure continued coverage.

Ways to pay

- customer.myselectiveflood.com
877-348-0552 (credit card or echeck only)
mail in check - made payable to Selective

Policy coverage options

Location: 312 MARINA DRIVE (CLUBHOUSE) PORT TOWNSEND, WA 98068

Table with 7 columns: Option, Coverage, Premium, Building Coverage, Contents Coverage, Building Deductible, Contents Deductible. Rows include Option A (Current coverage) and Option B (Increased coverage).

COMMUNITY ASSOC UNDERWRITERS OF AMERICA
2 CAUFIELD PL
NEWTOWN, PA 18940-9428



MB 01 003912 62719 H 10 A



YOUR POLICY RENEWAL DATE POLICY NUMBER

12/01/2023 FLD1397651

CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368-9403

Select one: OPTION A \$2,389 OPTION B \$2,404

Amount enclosed:

\$ [ ]

See reverse for ways to pay.

# Welcome to Cape George Colony Club

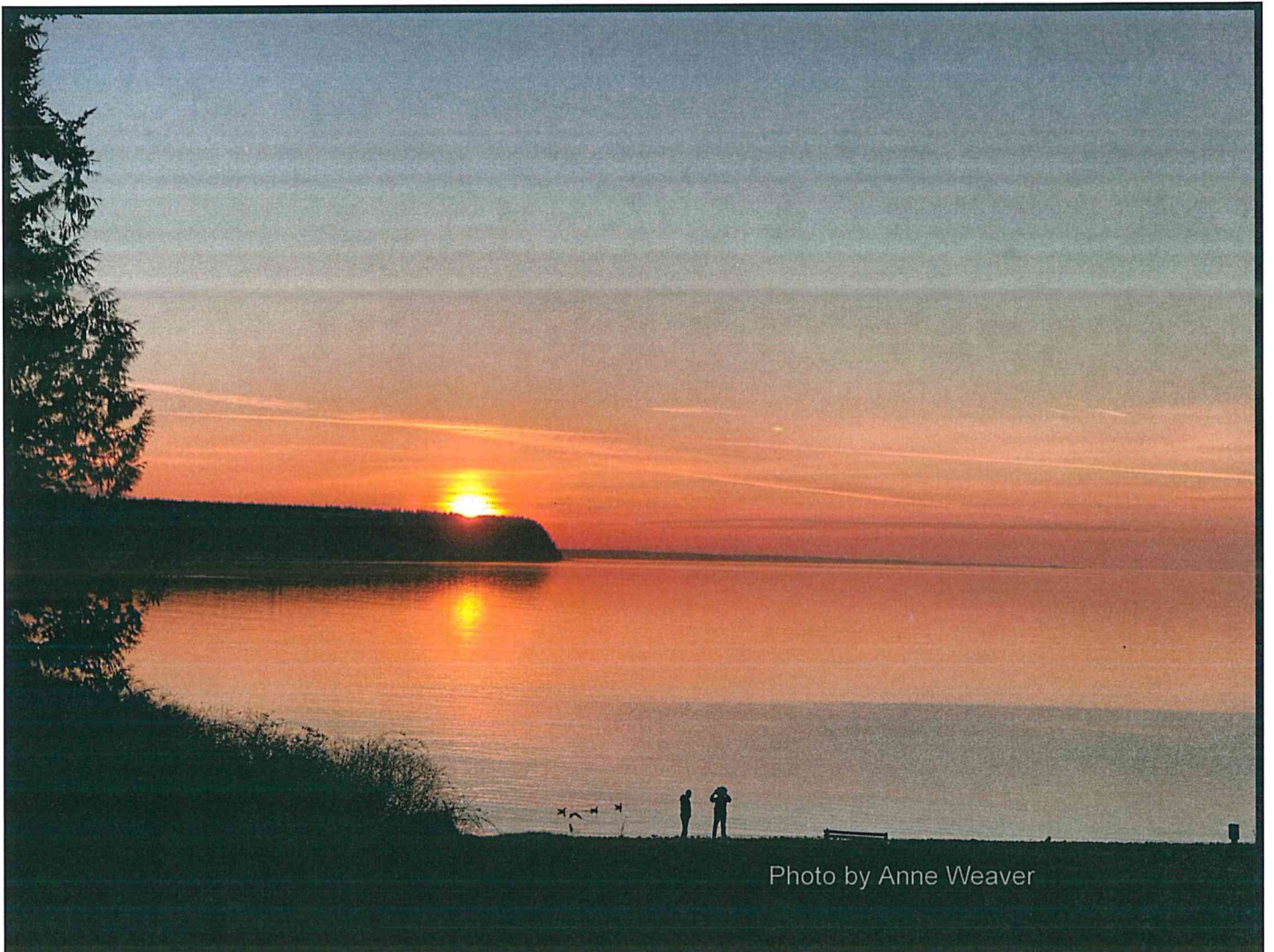


Photo by Anne Weaver

## **Hello and welcome to the Cape George Community!**

We are so glad you have chosen Cape George for your new home. Whether you've come from a few miles away or from across the country—or even from around the world—we are excited you're our new neighbor(s).

Cape George is a great neighborhood. Located on the headlands overlooking beautiful Discovery Bay, you won't find a prettier place to call home in Jefferson County. Even more important than our neighborhood's stunning natural beauty is our unique community and we look forward to getting to know you.

It's likely one of the things that brought you to Cape George is our amenities. We offer a number of perks you won't find in most places. Homeowners in our three neighborhoods—the Colony, the Village, and the Highlands—can enjoy:

- our community parks
- our pickleball court
- the children's play area
- a pétanque court
- our private beaches
- a wood shop with some amazing equipment
- the clubhouse with a kitchen and library
- a large, indoor heated swimming pool and wading pool
- an outdoor fire pit, BBQ area, and three gazebos
- a gym stocked with some of the latest weightlifting and fitness equipment
- a marina with boat ramp, crab shacks, fish cleaning stations, kayak storage, and boat trailer parking.

**Who lives in Cape George?** All kinds of folks. Cape George is filled with people of all ages. At one time, Cape George was largely home to retirees, but increasingly young people, including families with young children, are discovering Cape George. In fact, we now have so many kids in the neighborhood that the school buses stop here—and so does the ice cream truck!

We are a friendly bunch. Don't be surprised if you see people you haven't met yet smiling and waving hello. It's our way of acknowledging one another and saying "Howdy neighbor." Please wave back. It creates an atmosphere of neighborliness we love.

Throughout the year, we have a number of social events such as BBQs, potlucks, Band on the Beach, the Waterfront Festival, St. Patrick's Day party, the Halloween party, block parties, and others, where you have a chance to meet and socialize with your neighbors. Please try to attend some of these events. They're fun and it's a way to get to know your community.

**We're a community of volunteers who care about Cape George** and work hard to keep it a great place to live. As you know, Cape George is governed by a Home Owner's Association (HOA). Like many other HOAs, we have a professional paid staff, including a Manager, an Office Administrator, a Maintenance Manager, and Grounds Staff responsible for the day-to-day operation of our neighborhoods.

But Cape George's HOA isn't just any old HOA. The Cape George HOA is *us*, not some corporate entity. Our HOA is run by a Board of Trustees that consists of our neighbors. Volunteers run for Board positions and are voted in by the membership. These volunteer Board members meet regularly to oversee our infrastructure like water and roads and various volunteer committees.

It's these committees who do much of the work that keeps our community looking good and helps keep our HOA fees some of the most reasonable in the country. Volunteering on committees is fun and a great way to give back to your neighborhood. It's also a terrific way to get to know your neighbors and make new friends. We hope you'll consider getting involved and sharing your experience and expertise on one or more committees. Some of these volunteer committees include:

- **Marina**, maintains our docks and marina.
- **Swimming Pool**, maintains the pool schedule and arranges special pool events.
- **Fitness**, makes sure our gym is well-stocked and the equipment is in top notch shape.
- **Environmental**, maintains many of our common areas, including trails, outdoor stairways, and parks and green spaces. They also educate our community about area plants, birds, wildlife, and beach life.
- **Water**, ensures our drinking water is safe.
- **Roads & Buildings**, makes sure our roads and common buildings are in good shape and that any construction meets regulations.
- **Finance**, keeps money matters in check.
- **Social**, creates fun events for the community.
- **Emergency Preparedness**, makes sure we're ready for disasters.
- **Welcome**, ensures new community members feel informed and included.

In addition to special events and committees, Cape George offers a number of ongoing social opportunities that are fun. Some of these include:

- Fiber arts
- Book Group
- Music Jam
- Tai chi
- Pickleball
- Water aerobics
- Wine group

Contacts and schedules for all of these committees and social events can be found in the monthly Cape George Newsletter and Calendar, which are available both online ([capegeorge.org](http://capegeorge.org)) as well as hard copies in the Office and on the bulletin boards by each neighborhood's mailboxes.

**What's in this booklet?** We hope this booklet will help you get to know some of the basics about living in Cape George. We've included a little information about HOAs in general and

Cape George's HOA in particular. We've also outlined some of the rules that govern our neighborhood.

If you have any questions, please feel free to contact your Welcome Committee contact, the Cape George Office 360-385-1177, or any member of the Board (their contact information is listed at the end of the Cape George newsletter).

Again, welcome to Cape George. We are so pleased you are here.

Welcome Committee