

**Cape George Colony Club**  
**Regular Board of Trustees Meeting Minutes**  
Thursday, March 28, 2024  
3:00 p.m. Board Meeting

**The Meeting was called to order by Board President Betsy Coddington at 3:00 p.m.**

**Board Members Present:** Betsy Coddington, Nancy Charpentier, Ray Pierson, Mike Heckinger, Steve McFarland, Bart Mooyman-Beck, Pat Gulick  
Also Present: Marnie Levy, General Manager, Roseann Warner, Office Administrator, and members on Zoom.

**Letters from Members** – Ben Fellows, regarding reserve bylaw change.  
Dianne Tamblyn, Nominating Committee

**Action in Minutes** – Betsy Coddington.

- Motion to approve minutes February 23, 2024, Board of Trustees Meeting Minutes. Pat Gulick made a motion to approve, Ray Pierson seconded. 6/0
- Motion to approve minutes March 6, 2024, Board of Trustees Meeting Minutes of the Special Bylaw Change, Pat Gulick *made the motion to approve, Ray Pierson seconded. 6/0*

**Manager's Report** Management Report, March 2024

**Manager's Report—March 2024**

**THANK YOU!**

Thank you, Donnie Weathersby, for coming to work on the worst weather days to clear roads and keep water moving through the Highlands.

Eric Kolbe, happy one year anniversary at Cape George Colony Club. Your landscape work, eye for specific repairs and maintenance that need to be done throughout Cape George is noted and appreciated. Replanting on the picnic lawn “lake” area, pool area cleaning, dead tree and brush removal are a few examples. Thank you!

Thank you to the Social Committee for hosting 83 guests at the St. Patrick's Day feast. Corn beef, yummy side dishes, and delicious St. Patty's Day desserts made a bountiful buffet for the festive crowd. Guinness was the most popular beer, by far! Thank you to everyone who helped host a great Cape George event and thank you to everyone who attended!

Thank you to Chuck Hommel and his merry pack of trail stewards: Patty Dunmire, Bernt Ericsen, Brian Etscheid, Rick Kelley, Jim McCallum, and peter Niles, who are back in action building the Victoria Loop/Marina trail and maintaining the Ravine and Huckleberry trails. The Steps they have built, and continue to maintain, on the steep trails have made nature more accessible and safer for Cape George walkers!

Thank you to Carol Chandler who reaches out to the new Cape George Members Welcoming

Welcoming them to the community with a welcome packet full of useful information for first-time residents!

Thank you, Terri Brown and Sue Dunning, for helping us to get up to speed on the newsletter production.

### **Reserve Funding**

We are talking about our reserve funding plan and the bylaw which limits the increase of 2.5 per year without a vote of the membership. This will be on the election ballot in June 2024.

The Cape George Bylaws Article 111.B.1 states that the ... “reserve assessment may be increased each year without a vote of the members if it is not more than two-and one-half percent (2.5%) above reserve assessment for the previous year, with the actual amount determined by the board.”

Most Cape George Members agree that the reserve funds for all three operation centers (general, water, and the marina) are currently underfunded. You will hear two or three recommended funding plans in the Study Sessions and Board Meetings before the ballots go out in June.

**The Fitness Center Open House** – will be held on February 17, from 3:00 to 4:00 pm. Come to the Fitness Room for a hands-on orientation on how to use the fitness machines and equipment.

In addition, the Fitness Committee is hosting a social gathering, with refreshments, in the Club House from 3:30 to 5:00 pm in conjunction with the Fitness Center Open House.

**Reserve Funds** – When the budget for 2024 was being discussed, the Board stated that they would propose an increase in reserves to ensure the three operational centers are adequately funded to maintain Cape George assets. The Board and Management encourages you, as a homeowner, to gain a basic understanding of reserve funding and what it means for you and Cape George Colony Club now, and in the future. Get in touch with me, or any board member, for more information. This will be an open discussion over the next few months, and we hope you will participate!

**Shoreline Protection** – We have had king tides, combined with storms and high winds. Winter months present the greatest test to our shoreline. The Shoreline Protection Committee continues to monitor the impact of storms and tides. We met with the Northwest Straits Foundation in December. They will come to Cape George to evaluate our coastline protection. This will be an opportunity for Cape George homeowners to meet them and learn about some of the resources available to homeowners to help protect shoreline assets.

**Walkers be careful** – I received a request to remind walkers in Cape George to face oncoming traffic and keep your dogs on your right side, close to the edge of the road.

### **Maintenance**

- Memorial Park – Diseased and fallen trees were removed and trimmed on the Memorial Park hillside. This work was completed to remove dangerous trees and to protect the hillside.
- The septic systems at the Clubhouse and Office were inspected and routine maintenance was performed.
- Colman Drive – Eric trimmed the bush that was partially blocking the Sunset/Colman intersection.
- Fitness Room – New fans and electronic controls have been installed in the Fitness Room. One of the fans is not working as it should. The vendor will let me know when they will make that repair.
- Pool – The pool was closed briefly due to some mechanical issues and a drop in temperature. The pool was opened the same day.
- Pinhole leaks in the water filtration tanks were repaired by a licensed welder in December and January. A new water filtration system will be proposed in the January Meeting.
- There was a mainline water leak on Quinault Loop on January 26. Thank you to Donnie, Eric, Ken Loomis, Carl Berger and Stewart Pugh for excavating and fixing the leak.
- Our Goal is to build the reserve funds so that the community can be maintained without having unexpected one-time special assessments to take care of the assets that everyone knows will need to be repaired and/or replaced over time.
- Treasure Nancy Charpentier will present the proposed Reserve Bylaw Revision in the Board Meeting. If the Board approves a revision at the Board meeting, it will go to the membership for comment. If the board does not approve, a Special Meeting Scheduled to continue the discussion. Thank you so much to Nancy, Bart, John Strayer and the Finance Committee who have all worked to design, adjust, and engineer this proposal.

### **ON THE WATERFRONT**

- The main water line flush has resolved most of the problems of discolored water. If you experience discolored water, please try flushing water through your outdoor water spigot or hoses. If the cold tap water continues to be cloudy or discolored, please contact the office and Donnie or Ken will take samples. Thank you for your cooperation and patience with this process.
- Most of the current residential water meters have been located and unburied. We are waiting for the water meter auto readers to be shipped. When they arrive, the installation will begin.
- We jumped the line for the 30-gallon filtration tanks. The Vendor is waiting for additional parts to complete the water system. When they are complete the tanks will be shipped and installed. Our best guess is late April.

### **BERM**

It came to my attention that people have been crossing the berm near the clubhouse. Several paths (depressions) in the berm are growing. All Cape George members should be aware of the fragility of the berm and also know that the berm will need continuous funds for repair if people choose to talk over the berm.

People ask why we can't install a berm crossover by the clubhouse. We have looked into this, and it would be very expensive, require (costly) permits, and might even accelerate erosion due to the force of the tides.

We will all keep an open mind and if a solution seems feasible, please let me know!

### **BELOVED BARN**

Management is not condemning the Barn. Management loves the Barn. Management wants the Barn to be safe and to limit the possibility of injury in the Barn. Please be patient as we evaluate the Barn, the state of disrepair it is in, and, with membership input, seek solutions to stabilize, renovate, or if the Cape George Members see fit, remove the barn.

### **POOL**

The dehumidifier is repaired. Thank you, Mike Volkman and Donnie, for assisting in the most recent repair.

### **EMERGENCY PREPAREDNESS COMMUNITY MEETINGS**

Susi Feller and Mark Thayer will conduct community meetings at the Clubhouse, to discuss homeowner preparedness for evacuation and sheltering in place if there is a community-wide emergency.

Tuesday, April 16:

4-5:30pm, The Highlands

6:30—8pm, All Members

### **PRESENTATION BY THE NW STRAITS FOUNDATION**

In April, in conjunction with the Shoreline Stewardship Committee, the NW Straits Foundation will be onsite to do a low tide beach walk to look at our bluffs and share ideas with Cape George Members for protection the shoreline on the beach, and on residential properties on the top of the bluffs.

The time and date of this presentation will be announced shortly.

### **MAINTENANCE AND NOTES**

- A rain gutter was installed at the Colony mail kiosk.
- Portable traffic barriers were purchased for the colony Mail driveways. Please be considerate of our Mail Carrier Ernie. He does a wonderful job and appreciates the community support.
- When packages are left at the mail kiosk in the open, they are from a carrier other than Ernie.
- Violation letters have been sent for illegal structures, unshaded night lights, dogs being off leash, and for rolling through a stop sign.

## **PROPOSALS**

- **Top-Coat Pickleball Court resurface proposal—\$7,750.00.** The Water advisory committee will be testing main water pipes in different areas Cape George CC to determine pipe wear to better estimate replacement time frames. The attached proposal includes removal of two trees on the common area which will be removed by Cape George staff.

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

Marnie Levy, General Manager  
manager@capegeorge.org  
360.3852208

**Treasurer's Report** – Nancy Charpentier

## **COMMENTS ON FEB. 2024 FINANCIALS**

### **Balance Sheet**

Being just two months into the year there's not a lot of activity on which to report, however the comparison to 2023 does reflect the increases this year to the water and marina fees as well as timing differences from budgeted vs actual expenses.

### **Income Statement**

Overall observation:

We are processing on budget, and only 2 months in we do have some variances in actual expenditures compared to budget which will come together as the year progresses. For items such as supplies and small tools we have an annual budget which is just split evenly over 12 months, but the actual purchase activity will result in some months being over budget, others under. So far there are no red flags in our expenditures that are cause for concern when compared to the budget for the year.

#### **A) General Operations:**

We are proceeding with the budget, with the actual fluctuating in some areas as noted above, but nothing to report yet in terms of excess expenditures.

#### **B) Water Operations**

Revenue compared to last year reflects the 20% increase in user fees that was initiated in February. We do anticipate greater expenditures this year than last with regards to supplies and contracted services, however those were budgeted, and we'll be watching those expenditures carefully as the year progresses.

### C) Marina Operations

A Reminder that the Marina revenue is booked as it is received for the year, so as the payments conclude in March the revenue from Moorage and Parking should catch up to budget. The Variance from last year is in line with the increase in Marina user fees that begun this year.

#### CAPE GEORGE COLONY CLUB

As of Feb 29, 2024

		Balance Sheet as of February 29, 2024 and February 29, 2023 - Preliminary Subject to Audit					
Assets	2024	2023		Liabilities and Fund Balances	2024	2023	
Cash and Cash Equivalents				Current Liabilities			
Operations Checking & Petty Cash	\$ 255,906	\$ 281,053	9%	Accounts Payable & Other Liabilities	\$ 16,144	\$ 11,587	40%
Operating Savings & ICS	250,948	250,416	0%	Prepaid Income	44,126	43,248	2%
Reserves - General, Water & Marina	1,587,528	1,378,286	15%	Unearned Income, Marina Wait List	3,850	4,800	-16%
Total Cash & Equivalents	2,094,382	1,909,755	10%	Total Current Liabilities	64,120	59,435	8%
Net Accounts Receivable	\$ 29,446	\$ 6,163	378%	<b>FUND BALANCES:</b>			
Total Net Fixed Assets	1,610,948	1,609,201	0%	Fund Balances & Equity (Combined)	3,509,172	3,323,746	5%
Total Prepaid & Other Assets	22,804	19,027	20%	Modified Cash Basis Income	184,287	157,005	17%
<b>TOTAL ASSETS</b>	<b>\$3,757,579</b>	<b>\$3,540,166</b>	<b>6%</b>	<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 3,757,579</b>	<b>\$ 3,540,167</b>	<b>6%</b>

#### Summary Revenue and Expense Statements for the periods ended February 29, 2024 and February 29, 2023 (Modified cash basis, excludes depreciation) Preliminary Subject to Audit

	2024 Year to Date - Unaudited					Comparative - Unaudited			
	Actual	Budget	Variance	%		2024 YTD	2023 YTD**	Variance	%
<b>General</b>					<b>General</b>				
General Assessment	\$ 93,289	\$ 93,290	(1)	0%	General Assessment	\$ 93,289	\$ 86,376	\$ 6,911	8%
Revenue - All Other Sources	1,641	1,629	11	1%	Revenue - All Other Sources	1,641	3,025	(1,385)	-46%
Total General Revenue	94,930	94,919	10		Total General Revenue	94,930	89,403	5,527	
Expenses:					Expenses:				
Salaries, Benefits, PR Tax	22,909	25,692	2,783	11%	Salaries, Benefits, PR Tax	22,909	19,912	(2,997)	-15%
Repairs & Maintenance	4,077	3,250	(827)	-25%	Repairs & Maintenance	4,077	5,328	1,251	23%
Contracted Services	8,910	12,667	3,756	30%	Contracted Services	8,910	10,348	1,438	14%
Pool Expense & Utilities	5,399	4,703	(696)	-13%	Pool Expense & Utilities	5,399	4,000	(1,399)	-35%
Utilities & Insurance	6,281	7,226	945	15%	Utilities & Insurance	6,281	6,233	(48)	-1%
Other Expenses (incl taxes)	7,102	4,517	(2,585)	-37%	Other Expenses (incl taxes)	7,102	4,510	(2,592)	-77%
Total General Expenses	54,676	58,055	3,379		Total General Expenses	54,676	49,831	(4,845)	-10%
<b>General Net Income</b>	<b>\$ 40,251</b>	<b>\$ 36,865</b>	<b>\$ 3,387</b>	<b>9%</b>	<b>General Net Income</b>	<b>\$ 40,251</b>	<b>\$ 39,572</b>	<b>\$ 679</b>	<b>100%</b>
<b>Water</b>					<b>Water</b>				
Revenue - Water Use Fees	\$ 69,189	\$ 68,936	\$ 253	0%	Revenue - Water Use Fees	\$ 69,189	\$ 57,341	\$ 11,848	21%
Revenue - All Other Sources	3,032	5,000	(1,968)	-39%	Revenue - All Other Sources	3,032	3,787	745	9%
Total Water Revenue	72,221	73,936	(1,715)		Total Water Revenue	72,221	60,128	12,093	
Expenses:					Expenses:				
Salaries, Benefits, PR Tax	13,548	13,321	(226)	-2%	Salaries, Benefits, PR Tax	13,548	9,940	(3,608)	-36%
Repairs & Maintenance	843	1,000	157	18%	Repairs & Maintenance	843	11	(832)	-1561%
Contracted Services	6,010	11,932	5,922	50%	Contracted Services	6,010	3,178	(2,832)	-49%
Utilities & Insurance	3,803	5,817	2,014	55%	Utilities & Insurance	3,803	4,328	525	12%
Other Expenses (incl taxes)	244	6,272	6,028	96%	Other Expenses (incl taxes)	244	6,203	4,959	99%
Total Water Expenses	24,448	38,342	13,894		Total Water Expenses	24,448	23,660	(788)	-3%
<b>Water Net Income</b>	<b>\$ 47,773</b>	<b>\$ 35,594</b>	<b>\$ 12,179</b>	<b>34%</b>	<b>Water Net Income</b>	<b>\$ 47,773</b>	<b>\$ 37,468</b>	<b>\$ 10,305</b>	<b>26%</b>
<b>Marina</b>					<b>Marina</b>				
Revenue - Moorage/Parking	\$ 91,279	\$ 96,400	\$ (5,122)	-5%	Revenue - Moorage/Parking	\$ 91,279	\$ 74,816	\$ 16,463	22%
Revenue - All Other Sources	14,885	39,452	(24,567)	-62%	Revenue - All Other Sources	14,885	15,215	(330)	-2%
Total Marina Revenue	106,164	135,852	(29,688)		Total Marina Revenue	106,164	90,031	16,133	
Expenses:					Expenses:				
Salaries, Benefits, PR Tax	4,169	4,441	273	6%	Salaries, Benefits, PR Tax	4,169	3,335	(834)	-25%
Repairs & Maintenance	24	3,000	2,976	99%	Repairs & Maintenance	24	777	753	0%
Contracted Services	1,717	3,542	1,824	52%	Contracted Services	1,717	1,318	(399)	-30%
Utilities & Insurance	2,892	2,826	(67)	-2%	Utilities & Insurance	2,892	3,809	917	24%
Other Expenses (incl taxes)	910	1,354	443	37%	Other Expenses (incl taxes)	910	829	(81)	-10%
Total Marina Expenses	9,713	15,162	5,449		Total Marina Expenses	9,713	10,668	(905)	-9%
<b>Marina Net Income</b>	<b>\$ 96,451</b>	<b>\$ 120,690</b>	<b>\$ 24,239</b>	<b>20%</b>	<b>Marina Net Income</b>	<b>\$ 96,451</b>	<b>\$ 79,363</b>	<b>\$ 16,488</b>	<b>21%</b>
<b>Net Income/Loss from Combined Operations, No Reserve Activity</b>	<b>\$ 184,475</b>	<b>\$ 193,149</b>	<b>\$ (8,674)</b>	<b>-4%</b>	<b>Net Income/Loss from Combined Operations, No Reserve Activity</b>	<b>\$ 184,475</b>	<b>\$ 157,003</b>	<b>\$ 27,472</b>	<b>17%</b>
<b>Reserve Activity</b>					<b>**Reserve Activity</b>				
Rolling Reserve Assessment	51,305	51,305	-	0%	Rolling Reserve Assessment	51,305	49,981	(1,324)	-3%
Reserve Interest - All **	5,024	-	5,024	ND/100%	Reserve Interest - All **	5,024	524	(4,500)	-100%
Less: Reserve Offset***	-	-	-		Less: Reserve Offset	-	-	-	
<b>Net Reserve Activity</b>	<b>\$ 56,329</b>	<b>\$ 51,305</b>	<b>\$ 5,024</b>	<b>10%</b>	<b>Gross Reserve Activity</b>	<b>\$ 56,329</b>	<b>\$ 50,505</b>	<b>\$ (5,824)</b>	<b>-12%</b>

**CAPE GEORGE COLONY CLUB**

**As of JAN 31, 2024**

		Balance Sheet as of January 31, 2024 and 2023 - Preliminary Subject to Audit					Liabilities and Fund Balances		
Assets		2024	2023				2024	2023	
Cash and Cash Equivalents					Current Liabilities				
Operations Checking & Petty Cash		\$ 274,770	\$ 293,771	0%	Accounts Payable & Other Liabilities		\$ 13,220	\$ 12,573	5%
Operating Savings & ICS		225,953	250,399	-10%	Prepaid Income		41,200	37,718	9%
Reserves - General, Water & Marina		1,586,461	1,377,522	15%	Unearned Income, Marina Wait List		3,850	5,000	-23%
Total Cash & Equivalents		2,087,184	1,921,688	9%	Total Current Liabilities		58,270	55,291	5%
Net Accounts Receivable		\$ 43,153	\$ 21,198	104%	FUND BALANCES:				
Total Net Fixed Assets		1,610,948	1,605,201	0%	Fund Balances & Equity (Combined)		3,508,180	3,322,962	6%
Total Prepaid & Other Assets		25,557	23,465	9%	Modified Cash Basis Income		200,393	193,276	4%
<b>TOTAL ASSETS</b>		<b>\$3,796,842</b>	<b>\$3,571,525</b>	<b>5%</b>	<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>		<b>\$ 3,795,842</b>	<b>\$ 3,571,529</b>	<b>5%</b>

**Summary Revenue and Expense Statements for the periods ended January 31, 2024 and 2023 (Modified cash basis, excludes depreciation)  
Preliminary Subject to Audit**

	2024 Year to Date - Unaudited					Comparative - Unaudited			
	Actual	Budget	Variance	%		2024 YTD	2023 YTD**	Variance	%
<b>General</b>					<b>General</b>				
General Assessment	\$ 93,289	\$ 93,290	(\$1)	0%	General Assessment	\$ 93,289	\$ 86,378	\$ 6,911	8%
Revenue - All Other Sources	1,120	815	305	38%	Revenue - All Other Sources	1,120	2,510	(1,390)	-55%
Total General Revenue	94,409	94,105	305		Total General Revenue	94,409	88,888	5,521	
Expenses					Expenses				
Salaries, Benefits, PR Tax	12,736	12,846	(108)	-1%	Salaries, Benefits, PR Tax	12,736	9,672	(2,667)	-20%
Repairs & Maintenance	2,921	1,833	(1,087)	-59%	Repairs & Maintenance	2,921	2,547	(374)	-15%
Contracted Services	2,580	6,333	3,754	59%	Contracted Services	2,580	5,463	2,883	53%
Pool Expense & Utilities	1,935	2,143	(208)	-10%	Pool Expense & Utilities	1,935	2,119	184	9%
Utilities & Insurance	2,737	3,613	876	24%	Utilities & Insurance	2,737	3,167	430	14%
Other Expenses (incl taxes)	5,481	2,258	(3,223)	-43%	Other Expenses (incl taxes)	5,481	1,883	(3,598)	-196%
Total General Expenses	28,392	29,027	635		Total General Expenses	28,392	25,021	(3,371)	-100%
<b>General Net Income</b>	<b>\$ 66,017</b>	<b>\$ 65,077</b>	<b>\$ 940</b>	<b>1%</b>	<b>General Net Income</b>	<b>\$ 66,017</b>	<b>\$ 63,867</b>	<b>\$ 2,150</b>	<b>&gt;+100%</b>
<b>Water</b>					<b>Water</b>				
Revenue - Water Use Fees	\$ 69,189	\$ 88,538	\$ 213	0%	Revenue - Water Use Fees	\$ 69,189	\$ 57,341	\$ 11,848	21%
Revenue - All Other Sources	2,210	5,000	(2,790)	-56%	Revenue - All Other Sources	2,210	2,787	(577)	-21%
Total Water Revenue	71,399	93,538	(22,139)		Total Water Revenue	71,399	60,128	11,271	
Expenses					Expenses				
Salaries, Benefits, PR Tax	6,368	6,861	493	4%	Salaries, Benefits, PR Tax	6,368	4,837	(1,431)	-29%
Repairs & Maintenance	843	500	(343)	-40%	Repairs & Maintenance	843	-	(843)	#DIV/0!
Contracted Services	3,913	5,966	2,053	34%	Contracted Services	3,913	2,646	(1,267)	-49%
Utilities & Insurance	1,272	2,908	1,636	56%	Utilities & Insurance	1,272	2,289	1,017	44%
Other Expenses (incl taxes)	123	5,159	5,037	56%	Other Expenses (incl taxes)	123	1,151	1,028	89%
Total Water Expenses	12,519	21,194	8,675		Total Water Expenses	12,519	11,023	(1,496)	
<b>Water Net Income</b>	<b>\$ 58,880</b>	<b>\$ 62,742</b>	<b>\$ 6,159</b>	<b>12%</b>	<b>Water Net Income</b>	<b>\$ 58,880</b>	<b>\$ 49,105</b>	<b>\$ 9,775</b>	<b>20%</b>
<b>Marina</b>					<b>Marina</b>				
Revenue - Moorage/Parking	\$ 69,885	\$ 67,490	\$ 2,405	4%	Revenue - Moorage/Parking	\$ 69,885	\$ 70,374	\$ (489)	-1%
Revenue - All Other Sources	10,575	27,091	(16,516)	-61%	Revenue - All Other Sources	10,575	14,465	(3,890)	-27%
Total Marina Revenue	80,460	94,571	(14,111)		Total Marina Revenue	80,460	84,839	(4,379)	
Expenses					Expenses				
Salaries, Benefits, PR Tax	2,137	2,221	84	4%	Salaries, Benefits, PR Tax	2,137	1,656	(481)	-29%
Repairs & Maintenance	-	1,500	1,500	100%	Repairs & Maintenance	-	105	105	0%
Contracted Services	749	1,771	1,021	58%	Contracted Services	749	671	(78)	-12%
Utilities & Insurance	922	1,413	491	35%	Utilities & Insurance	922	1,564	1,042	55%
Other Expenses (incl taxes)	894	677	(218)	-32%	Other Expenses (incl taxes)	894	136	(758)	-56%
Total Marina Expenses	4,702	7,581	2,879		Total Marina Expenses	4,702	4,532	(170)	
<b>Marina Net Income</b>	<b>\$ 75,758</b>	<b>\$ 86,990</b>	<b>\$ (11,232)</b>	<b>-13%</b>	<b>Marina Net Income</b>	<b>\$ 75,758</b>	<b>\$ 80,307</b>	<b>\$ (4,549)</b>	<b>-6%</b>
<b>Net Income/Loss from Combined Operations, No Reserve Activity</b>	<b>\$ 200,655</b>	<b>\$ 204,869</b>	<b>\$ (4,184)</b>	<b>-2%</b>	<b>Net Income/Loss from Combined Operations, No Reserve Activity</b>	<b>\$ 200,655</b>	<b>\$ 193,279</b>	<b>\$ 7,376</b>	<b>4%</b>
<b>Reserve Activity</b>					<b>**Reserve Activity</b>				
Routine Reserve Assessment	51,305	51,305	-	0%	Routine Reserve Revenue	51,305	49,981	(1,324)	-3%
Reserve Interest - all**	-	5,024	(5,024)	-100%	Reserve Interest - all	-	789	789	+100%
Less: Reserve Offset***	(51,379)	(51,305)	(74)		Less: Reserve Offset	(51,379)	(49,981)	1,398	
<b>Net Reserve Activity</b>	<b>\$ (74)</b>	<b>\$ 5,024</b>	<b>\$ (5,098)</b>	<b>-101%</b>	<b>Gross Reserve Activity</b>	<b>\$ (74)</b>	<b>\$ 789</b>	<b>\$ 863</b>	<b>+100%</b>

**New Members** – Pedro de Arteaga and Shelia St. Thomas, 190 S Palmer  
 Brian and Melody Barr, 450 Saddle  
 Jerry Lile, 171 Hemlock

**Member Participation:**

Ray Pierson, Board Member stated that he has information about a new type of septic system, If any member is interested in learning more, please contact Ray Pierson at [rapierson344@gmail.com](mailto:rapierson344@gmail.com).

**Motions for consideration were discussed on March 29, 2024, Study Session.**

**Motion 1.** To approve, and publish in the April newsletter for member comment, the Proposal for Bylaw Change Regarding Reserves for Membership comment in April, and to be discussed and acted on in the April Board meeting.

*Nancy Charpentier made the motion to approve, Mike Heckinger seconded. 6/0*

**Motion 2.** To allow some marina members to submit registration with "Additional Interest," as opposed to "Additional Insured." *Mike Heckinger contacted those marina members. Motion withdrawn.*

**Motion 3.** Motion to revise marina Dock Replacement Component. Motion *tabled* until more details about the specific replacement motion and cost can be provided.

**Motion 4.** Motion to acquire a professional structure report of the Red Barn. *Bart Mooyman-Beck made a motion to approve, Pat Gulick seconded. 6/0*

**Motion 5.** To approve Topcoat proposal to resurface the pickleball court at a cost of \$7,750.00 plus tax. *Nancy Charpentier made the motion to approve, Mike Heckinger seconded. 6/0*

**Motion 6.** Shold proposal to remove a section of water main pipe estimate \$5,570.00 to remove 15' AC Main Water pipe for evaluation. *Bart Mooyman-Beck made the motion to approve, Ray Peirson seconded. 6/0*

**Open Board Discussion – Trustee Discussion Only**

**Committee Reports:** The following committee reports were submitted to the Board of Trustees: Building and Roads, Strategic Planning. The reports are attached and incorporated by reference.

- Environmental Committee Meeting Minutes, 02.13.2024
- Marina Committee Meeting Minutes, 02.06.024
- Pool Committee Meeting Minutes 03.05.2024
- Strategic Planning Committee Meeting Minutes, 02005, 02.28, 03.11, 2024

**Announcements**

- April 1, the member quarterly assessment is due.
- Mon., April 22, 3 p.m., Study Session
- Thurs., April 25, 3 p.m., Board of Trustees Meeting

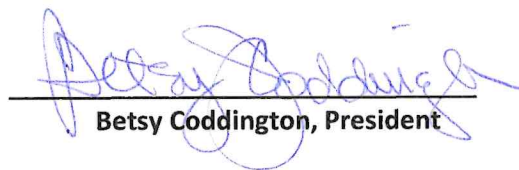
**Adjournment:** *Nancy Charpentier made the motion to Adjourn, Bart Mooyman-Beck seconded. 5/0*

**Submitted by:**



**Pat Gulick, Secretary**

**Approved by:**



**Betsy Coddington, President**





**Cape George Colony Club**  
**Special Meeting of the Board of Trustees**  
**Minutes**

April 17, 2024, 6 p.m.

Meeting called to order at 6:01 p.m. Board Members Present: Betsy Coddington, Bart Mooyman-Beck, Pat Gulick, Mike Heckinger, Steve McFarland, Ray Pierson.

President's Comments and Announcements – Betsy Coddington

Agenda Items:

1. Revision of Marina Reserve Study Dock Replacement Components – Nancy Charpentier.

**Motion** to approve the revised Marina dock replacement reserve components. All in favor. Motion Carried.

2. Water System maintenance and flushing – Water Manager Ken Loomis and Water Advisory Committee Chair Marty Gilmore. Discussion about discolored water and the current plan to flush the Cape George Colony Club water system.

Meeting adjourned at 7:15 p.m.

Submitted by:

A handwritten signature in blue ink that reads "Pat Gulick". The signature is written in a cursive style and is positioned above a horizontal line.

Pat Gulick, Secretary

Approved by:

A handwritten signature in blue ink that reads "Betsy Coddington". The signature is written in a cursive style and is positioned above a horizontal line.

Betsy Coddington, President