



Cape George Colony Club

**Board of Trustees
Study Session**

Monday, June 26, 2023, 3:00 p.m.

On Zoom



Cape George Colony Club Study Session

Monday, June 26, 2023
Zoom Audio/Video Conference Call

Meet the Candidates 2:30 p.m.

Board of Trustee Candidates Nancy Charpentier, Mike Heckinger, and Steve McFarland will introduce themselves and answer questions – Jane Ludwig.

Study Session Agenda 3:00 PM

- A. Call to Order – President’s Comments and Announcements
 - A Special Meeting was held on June 14, 2023, to review and vote on the proposed 2023-2024 Association Insurance package. The proposal was approved by the Board. See attached.
 - An Executive Session will be held at the conclusion of today’s Study Session to discuss violations and a vendor contract.
- B. Letters from members –
- 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.
 - 1. Annual Membership Meeting – Jane Ludwig
 - 2. Request for new committee members – Marnie Levy
 - 3. Vice President John Dwyer will retire from the Board of Trustees on July 13 – Jane Ludwig
 - 4. Proposal to change Section 5/Livestock & Pets/Rules and Regulations – Betsy Coddington. See attached.
 - 5. Floating Kayak Rack proposal – Mike Heckinger. See attached.
 - 6. Culvert pipe under 91 San Juan – John Dwyer.
 - 7. Cape George Road bike path query – Marnie Levy. See attached.
 - 8. Ballots are due on Monday, July 10, at noon – Jane Ludwig

9. Committee Annual Reports are due by July 7 – Marnie Levy.

10. Waterfront Protection Committee – Marnie Levy

11. Ad hoc Tech Committee update – Marnie Levy

12. Reserve Study Update – Marnie Levy

13. Request to close the office on July 3, 2023 – Marnie Levy

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 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

- 3:00 p.m., Thursday, June 29 – Board of Trustees Meeting, via Zoom Meeting.
- July 4, 2023 – the office will be closed in observance of the National holiday.
- 5:30 p.m., Tuesday, July 4 – Meet and Greet followed by the Barbecue at the Clubhouse, sponsored by the Social Club.
- 5:00 p.m., Wednesday, July 12 – Band on the Beach: Badd Dog Blues Band, sponsored by the Social Club.
- 12:00 p.m., Monday, July 10 – Deadline to submit Trustee and Bylaw change ballots to the office.
- 2:00 p.m. Saturday, July 15 – 2023 Cape George Colony Club Annual Membership Meeting, via Zoom Meeting.
- A Special Meeting of the 2023-2024 Board of Trustees will be held immediately following the Annual Meeting.
- 2:00 p.m., Sunday, July 23, Salmon Barbecue, sponsored by the Workshop Committee. Tickets will be available in the office July 1.

Cape George Colony Club 10449

EXPIRING COVERAGE	Policy limits 06/19/2022-2023	Premiums 06/19/2022-2023	Proposal limits 06/19/2023-2024	Proposal 06/19/2023-2024	options 06/19/2023-2024	Change
	LIMITS	PREMIUMS	LIMITS	PREMIUMS	PREMIUMS	
Property	Guaranteed RC**	\$30,282	Guaranteed RC**	\$32,265	\$32,265	\$1,983
General Liability	\$2,000,000	included	\$2,000,000	included	included	
Crime	No numerical limit	included	No numerical limit	included	included	
Crime/ Directors & Officers Combined				Chg to \$150,000	-\$1,603	-\$1,603
Earthquake	\$6,280,000	included	\$8,690,000	\$1,500,000	\$9,369	\$1,100
Auto	\$1,000,000			included		
Umbrella	\$10,000,000	\$2,834	\$1,000,000	\$2,051	\$2,003	-\$783
Travelers Directors & Officers Liability	\$2,000,000	\$7,959	\$10,000,000	\$4,690	\$4,135	\$2,075
Volunteer Accident Ins	see policy	\$300	see policy	\$8,359	included	
Annual Premium		\$43,990		\$300	\$300	
Annual Cost Per Owner		\$66		\$47,665	\$46,469	\$2,772

**Estimated Replacement Value at \$5,925,000
 \$10,000,000 Greenwch
 Umbrella extends
 Liability limits to
 \$12,000,000

**Estimated Replacement Value at \$8,690,000
 \$10,000,000 Greenwch
 Umbrella extends
 Liability limits to
 \$12,000,000

increase

Cape George Colony Club

Manager's Report

June 2023



Thank You!

♥ When Terri took a much-deserved vacation this month, I tried to keep up so her desk wasn't buried when she returned. Thanks to Betsy Coddington, Priscilla Cooper, Anne McFarland, and Marilyn Melton and their intuitive handling of the phone and walk-in customers we didn't have to call Terri all week! Thank you, ladies for your cheerful presence through the week.

♥ Thank you to the Emergency Preparedness Committee, Diona Smith, and the East Jefferson County Medics and Firemen, for the informative, educational, and potentially life-saving CPR and first aid class on June 20. The room was full, the information was practical, and every question the participants had was answered. It was awesome! Watch for another CPR and First Aid class in the fall!

Board of Trustee and Bylaw change ballots are due in the office by noon on July 10. Please vote!

Granny's Attic and Marina Sale

Thank you to the volunteers who spent hundreds of hours collecting, staging, selling, and cleaning up after the two fundraising sales. Thanks to every person who purchased items at the sales! Granny's Attic made \$8,300. The Marina Sale made \$8,000. And if you missed out, there are some higher end items from the Social Committee and Marina Committee on eBay!

Maintenance news

- Tree removal: Ronan Tree Care removed trees on common property near Palmer and Cape George Road, 61 Hemlock, 111 Alder, removed Douglas fir, removed a failed willow top, and removed a Douglas fir snag. There are two locations where the proximity to electrical equipment will need to be addressed by the PUD before the work can be completed.
- Please note that property owners are responsible for removing and controlling Poison Hemlock (*Conium maculatum*), Giant Hogweed (*Heracleum mantegazzianum*), Scotch Broom (*Cytisus scoparius*), Tansy Ragwort (*Senecio jacobaea*) per Jefferson County Noxious Weed Control Board.
- Empty lots shall have wild grasses and weeds mowed at least three times per year. -Once by Memorial Day, once in the summer, and once near Labor Day. Contact Terri, office@capegeorge.org if you own a vacant lot and want to have your lot mowed. The fee is \$90 per mowing.

Committee Members Needed:

- Ad Hoc Technology Committee: This includes Web design, Internet Connectivity in the common areas and security.
- Waterfront Monitoring and Protection: If you have an interest in the Cape George shoreline protection this committee is looking for additional members to help.

Violations: Violation, fine letters, and reminders have been sent to homeowners for hedge and landscape maintenance violations, and junk vehicle violations. Reminders have been sent to homeowners reminding them to install driveway connectors. Barking dog issues are being resolved.

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

Marnie W. Levy,
manager@capegeorge.org
360-385-2208

PROPOSAL TO THE CAPE GEORGE BOARD

Situation:

Currently, Section 5/Livestock & Pets/Rules and Regulations states:

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) 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 the specific area north of the clubhouse for different activities, (such as picnics or to use the playground) then dog owners must ask them first if it is alright to have the dog(s) off-leash.

During the rebuilding of the Berm and restoring of the area referred to above, the off leash area for dogs was permitted to temporarily move to Memorial Park. The Berm job is nearly finished but soon construction will begin on the new picnic shelter. This affects the ability to use this as an off leash gathering spot for dogs and their owners.

The grassy area at Memorial Park has proven to be a good area for a variety of dogs and kinds of play. Many users have expressed their preference for the greater safety provided by the distance from the roadway. However, elderly and small dogs can become overwhelmed and/or injured by the energetic play of younger and bigger dogs. These dogs and their owners have continued to use a small area near the Gazebo in the Marina.

The resulting and upcoming changes do affect its use for the recreation of dogs and their owners. Primarily, the size of the grassy area has been greatly reduced. In addition, the wear and tear that is inevitable from many active dogs may be too much for the now narrow area to sustain. Even years ago, with fewer dogs, wear was obvious.

There are now simply more dogs at Cape George. The group has always varied, of course, as to numbers, breeds, sizes and ages of participating dogs, but this has worked remarkably well for over at least 15 years of daily use - thanks to courtesy, realistic expectations, and the countless small adjustments people make when living in community. The existence of the Dog Group has provided hundreds of hours of healthy activity, every year, not only for the dogs but, importantly, for the people. It is a social center and the heart of one of the many sub-communities in dear old Cape George.

The grassy area at Memorial Park has proven to be a good area for a variety of dogs and kinds of play. Many users have expressed their preference for the greater safety provided by the distance from the roadway. Additionally, dog owners have proven to be responsible and have kept the area clean.

Potential Obstacle:

Non dog-owning residents being unaware of off-leash locations and times.

If the Board grants our request, the off-leash times and locations can be printed in each newsletter, allowing residents who wish to avoid contact with dogs the opportunity to avoid those times and locations. We may also print and post signs indicating times and rules for off-leash play.

Proposed Solution:

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.

Here is the wording of the motion that was passed this morning lending the Marina Committee's support for floating kayak rack fees:

Motion: I move that the Marina Committee recommend that the Board approve an annual fee for space on the floating kayak rack of \$200. I further move that we initiate the project funding by offering a discount of \$50/year to anyone willing to pay fees five years in advance, which is \$750, guaranteeing a spot on the floating rack when it is completed.

All The Best,

Craig Muma

Cape George Marina Chair

Terri Brown

From: S G <green.siobhan@gmail.com>
Sent: Sunday, June 4, 2023 11:58 AM
To: Terri Brown
Subject: Cape George Road Bike Travel

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

We are Cape George Road residents and are planning to reach out to the county and the Olympic Discovery Trail about installing a bike path or a bike lane on Cape George Road connecting to the Larry Scott trail. We bicycle on the road for recreation and commuting and while the road was not ideal there had been at least some shoulder until last year. With the repaving last summer that shoulder disappeared making the road more dangerous to bike on.

We see a number of people biking and walking along the road and believe a bike path or lane would be heavily used. Given the focus on green transportation, the rising affordability of e-bikes and the county's general appetite for recreation we believe an extension as far out as the Colony would greatly improve the bikeability of Cape George Road and be a real benefit to the community: given the large population in the Cape George Colony it would likely be one the larger volumes of people served per mile of extension in the county.

To your knowledge has this topic been explored in the past? It is such a valuable extension it seems unlikely the topic has not been brought up before. We were hoping to obtain a population count on the Colony (as well as the Village and the Highlands) as part of what we would like to contact the ODT and the commissioners about.

If a bike path or lane is extended to the Colony would Cape George be willing to connect the Colony and the Village via a bikeable path wide enough to accommodate a bike trailer? This would effectively allow each of the three areas of Cape George to access the Larry Scott trail with minimal shared road travel and hopefully bolster a case for extending the trail.

Thank you for your time in reviewing this.

All the best,

Siobhan Green & Ossian Smith