# WWMCOA BOARD OF DIRECTORS

January 11, 2023, Meeting Minutes

Meeting brought to order at 5:05 p.m.

## Attendees: (Check denotes in attendance, "X" denotes absent)

- ✓ Joe Dunstan President
- ✓ Tim Carey Vice-President
- ✓ Leah Raine Treasurer
- ✓ Raqa Down Secretary
- ✓ Scott Isenman Member
- ✓ Jack Joy Member at large
- ✓ Hugh Mortensen Member at large
- ✓ Sam Williams Member at large
- X Rob Fingerson Member at large
- ✓ Brenda Pipo Marina Manager
- 1. Lack of December 2022 minutes
  - There were no minutes captured at the December 10, 2022, Board meeting. Therefore, no minutes needing approval.
- 2. Treasurer's Report
  - Treasurer Leah Raine presented the Marina financial report.
- 3. Marina Manager's report
  - The marina manager presented the Marina Activity Status. See *Appendix A Marina Activity Status*.
  - Due to time constraints the MRA presentation by the marina manager will be rescheduled for the March 8<sup>th</sup> meeting.
- 4. OLD BUSINESS:
  - Selection of secretary/meeting minutes
     President Joe Dunstan requested someone from the Board to step in as Secretary.
     The marina manager will take meeting minutes. But, for Board purposes the seat
     of Secretary must be filled. Raqa Down volunteered for the position of Secretary.
  - Update on marina software selection

The software selection committee will make a final decision in the next few weeks. Action items (see below) have been requested prior to the decision being made.

• DNR lease update

President Joe Dunstan updated the board on the DNR lease. We are interviewing two potential lawyers to help with the appeal. Legal advice estimated cost is \$8-10,000.

- 5. NEW BUSINESS:
  - Marina rules and regulations updates

President Joe Dunstan discussed the plans to review the marina Moorage Agreement, Terms of Moorage and Rules & Regulations at the march board meeting.

• Strategic Plan for the marina.

President Joe Dunstan discussed the plans to generate a Strategic Plan for the marina starting in March 2023.

#### Motions :

- Motion was made, seconded, and approved to accept financial transfers as outlined in the attached Treasurer report *Appendix B Financial Transfers*. In the future, only those transfers impacting the reserve accounts will be noted.
- Marina Manager asked for motion to approve proceeding with arrangements for flooring in the office and back office. During discussion it was decided to delay this decision until full remodel plans are outlined.

#### Action Items:

- □ Brenda to provide MRA portion of the presentation to all board members.
- □ Brenda to provide Marina Village flyer to all board members.
- Brenda will provide Board President copy of parking terms for those allowed to use upper and lower parking lots.
- Brenda will acquire a sign to denote the "Emergency Bleed Kit." This will be put up next to the AED sign.
- Brenda to get a current quote from Joe Demarco with Nautical Software as to what the implementation and monthly cost will be for all modules WWM would need. There will be a quote for cloud based and one for stand alone.

- □ Brenda to set up meeting with Emery Cove. All board members will be invited.
- □ Tim and Brenda will send the needs analysis for the marina software to Jack Joy.
- Brenda to send to all board members the sample strategic plans from Joe Dunstan and Tim Carey.

Items to be Included on March 8, 2023, Board Meeting Agenda:

- □ Brenda MRA presentation.
- □ Joe WWM Moorage Agreement, Terms of Moorage and Rules and Regulations.
- □ Joe WWMCOA Mission and Vision statements
- □ Joe Strategic plan

Meeting adjourned at 7:15 with no Executive session.

					Moorage		.u5				
					Monthly						
Calendar Month / Year:		11/16/2022 to 1/11/2023									
Fiscal Year:		FY 2022/2023									
		Slips		%	%					Vacate	
	Slips	available	Slips		Vacancy			Activity		Notifications	
Rate Length Categories	in Cat.	for Rent	Rented	Rented	Rate	Out	In	(Out / In)	Vacant	Received	Slips
24'	41	40	34	85%	15%	0	0	0.0%	6	2	(
27.8' - 30'**	79	79	68	86%	14%	3	2	3.2%	11	4	4
31' - 32'	29	28	28	100%	0%	0	2	3.6%	0		2
34.8' - 38'	42	42	41	98%	2%	0	0	0.0%	1	1	40
40' - 42.5'	26	26	25	96%	4%	0	1	1.9%	1		2
44.5' - 47.3'	10	10	10	100%	0%	0	0	0.0%	0		2
48.7' - 49'	1	0	0	N/A	N/A	0	0	N/A	0		1
50' - 52.5'	6	2	2	100%	0%	0	0	0.0%	0		1
72.2' +	4	2	2	100%	0%	0	0	0.0%	0		1
Totals:	238	229	210			3	5		19	7	18
Percentages from Totals:				92%	8%	_		1.7%			
		Potent	ial tenants t	for 36.5', 38	3', <b>40</b> ', and	42' s	lips				
Delinguent Accounts		\$	#			_					
Delinquent Accounts		Amount	Accts.								
		Amount	AUCIS.				-				
Greater than 60 Days		\$924.05	2	** All have	been addr	essed	anda	arrangemer	nts made.		
Greater than 90 Days		\$419.00	1	1							
		\$1,343.05	3								
Extended Occupancy Status	(EOS)						_				
Extended Occupancy Clata											
Number of Boats		18	1 Left & 3 t	erminated L	A status b	ut still	moor	boat at WV	ŴМ		
Number	of People	23									
% Extended Occupancy Status		7.56%									
// Enternation Sociapaney en											

## Appendix A – Marina Activity Status

## Appendix B – Financial Transfers

12/14/2022 Transfer #1 - 6270 HS Operations to Home Street Savings 4580 --\$9000.00 for DNR/insurance for the month of December,2022

12/16/2022 Transfer #2 - 6270 HS Operations to Home Street Savings 4580 --\$9000.00 for DNR/insurance for the month of November,2022

FW: Transfer #3 -\*\*\*FROM 9141\*\*\* HS Operations \*\*\*TO 6270\*\*\* HS Security Deposits - "Nov Sec/Meter

12/16/2022 Transfer #4 – 6270 HS Operations to 8356 Future rebuild account: \$6374.16 for the month of December,2022

12/14/2022 Transfer #5- 6270 HS Operations to 8356 Future rebuild account: \$6374.16 for the month of November 2022

12/14/2022 Transfer #6-6270 HS Operations to 1695, \$387.50 Health Insurance Account, for the month of November, 2022

12/16/2022 Transger#7-6270 HS Operations to 1695, \$387.50 Health Insurance Account; for the month of November 2022

12/28/2022 Transfer #8-Transfer \$10,000.00 to Vanguard