

Kidd Island Bay Home Owners Association

General Members Annual Meeting

Date: August 3, 2024

Time: 11:30 am

Place: Beach – North Walkway

Members present:

<u>Name</u>	<u>Lot #s</u>
Tim and Maggie Moss-Tiller	27 & 28
Tim Ball	8
Judy Bauer	24
Eric & Jennifer Williams	2
Brian & Tina Oosdyke	U10
Matt Boisen	12
John & Diane Boisen	13
Stewart & Patty Sonneland	11
Carol Ruyf	U16,17,18
Heather Solsvik	25 & 26
Chris & Carrie Armstrong	4

Tim Moss-Tiller brought the meeting to order. Old and new members introduced themselves.

1. Treasurer's Report

Judy Bauer distributed the HOA's annual income and expense report for August 1, 2023 to July 31, 2024. 100% of dues were collected. The bank balance is currently \$17,727.39

2. Old Business

The Treasurer has mailed invoices for HOA dues for August 1, 2024 – July 31, 2025. The accompanying letter indicated the Board increased dues from \$250 per year to \$300 to assist in accumulating enough funds to re-asphalt both roads.

3. New Business

Tim Moss-Tiller reminded membership that they can contact any board member by telephone. The board member may re-direct that member if there is another board member that has that particular responsibility.

Reminder to membership: our email address is board.KIBHA@gmail.com

Dock Master John Boisen reminded members that if they wish to change their Dock configuration the Dept of Lands charges a \$2500 fee. If members submit their requests at the same time the fee can be shared.

Road Master Matt Boisen reported on options we have for repairing Boisen Loop and Vanilla Court. Discussion ensued on whether the roads should be patched or totally re-asphalted. He currently has a bid of approximately \$27,000 to re-asphalt Boisen. All 61 lots need to pay for the cost even if not used. He will also get a bid for Vanilla Court. A motion was made and approved unanimously to repave both roads by Spring 2025. A quorum was not available so a vote for additional fees will need to be voted on by all 61 lot owners. The Board is enforcing the requirement that new construction be covered by a \$10,000 bond. There is currently one bond in effect. Discussion ensued re: not requiring a bond but rather assessing a \$2500 fee for new construction. It was agreed that the current bond requirement be maintained through this fiscal year.

Maggie Moss-Tiller explained why we have “no trespass” signs. She also spoke about purchasing signs for each dock. She announced that we are planning a “Clean Up” day to work on the beach area.

There being no further business, a motion was made, seconded and the members voted unanimously to adjourn at 1316 hours.

Respectfully submitted,

Tim Ball, Secretary
KIBHOA