

**Bayport Marina Association**

**Board of Directors Meeting**

**Thursday, Sept 21, 2023**

**6:30 PM – 8:30 PM**

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| **Member** | **Present** | **Remote** | **Absent** |
| Meredith Pederson (Commodore) | X |   |  |
| John Gagich (Vice Commodore) |  |  X |   |
| Katy Baune (Treasure) |  |   | X  |
| Erik Westgard (Secretary)  | X |   |  |
| Don Grimm (Chair)  |  |  |  X |
| Bryan Wilkinson (Chair) |  | X |  |
| Rachael Harvey (Chair) | X |  |  |
| Dave Peterka (Chair) |  |  | X |
| Jim Geisler (Chair) | X |  |  |
| **BMA Staff/Guests** | **Present**  | **Remote** | **Absent** |
| Kori Derrick-Cisewski (General Manager) | X |   |  |

1. **Check-In** (all) Commodore, Meredith Pederson called the meeting to order at 6:33 PM and confirmed a quorum was present.
2. **Consent Agenda – discussion/approval:**
* 2024 Revenue budget discussion:
	+ Slip rent increase of 5%
	+ Service income forecast budget to be up 5% vs 3.5% by raising billed labor rates & growth
	+ BMRP loan to be paid off before the end of the year verses in 2029
	+ "Other income" i.e. assessment to be categorized as assessment vs. loan contribution
	+ Reduced the expected income (commission) from Marine Max

Rachael provided first motion, Jim, seconded, motion approved.

1. **Discussion of member conduct issue**

Discussion regarding Patrick Moore contacting members asking them for support to petition that he be readded as a Member. He appears to be using the Equitable Remedy Rule; however, after discussion with Bill Kranz, this will not apply to us and the statute 317A.476 per how we properly legally handled removing his membership. Additionally, it is not just a petition, he and the members who support him would have to file a joint law suite against BMA. We do not believe he has much support with the number of Members how have contacted Kori to let her know they are not offering their support.

4. **Status of CI Stewardship Circles:**

* 1. Landscaping
* Grass is suffering from the drought. Additionally, we have hired a new irrigation company to assist with improving our system, the previous company seemed to be cutting corners. This company is also training our staff and much of the work will be able to be done properly in-house going forward.
* Contractor is replacing our sprinkler heads with commercial grade ones, verses the residential ones we are finding in most places.
* Still planning for White Bear Lawn and Snow to do the tree cutting on the north end of B & C roadway before the end of October to ready that area for planting in the spring.
	1. ADA Ramp Grant
* Eric Pederson and Kori submitted our application for the Boating Infrastructure Grant Program (BIGP) on September 1st. However, we learned after submitting it since only a portion of our slips are transient dockage, they prorate the project to those slips instead of all slips in the marina. Additionally, since the dollar amount is so small (roughly $13K) it may not be considered for evaluation because most of the projects submitted are large multi-million dollar ones. We have not been successful on finding another grand that fits our criteria or a is currently open.
* Let’s Go Fishing should be getting back to us concerning their contribution to the ramp. As of this meeting date, we had not received their final contribution numbers.
* Next step include contacting the Army Corps of Engineers for permitting, and getting schematic drawings completed by AMI.
	1. WiFi
* Kori and Erik will be setting up a meeting with Computer Repair and Services to discuss modifications to the current system as there still are some places with limited signal strength. One member has been bringing to our attention that their experience has not improved.
	1. Bylaws Review

Kori, Meredith, Katy and Byran are reviewing the suggestions from private club attorney Michelle Tanzer and plan to be complete with the review before the February board meeting. With board approval we will send to a vote to Membership before the start of the 2024 season so updated Bylaws will be in place before the start of the season.

* 1. Service Expansion
* Two RFPs have been returned, we are waiting on a third, expected by the end of the week.
* A bit of adjacent property (.5 acre) may possibly be available to add non impervious surface to our holdings.
* Bayport Bank has indicated they would provide a loan for this project and RCU bank also has interest in offering us a mortgage.
* We need to do another proforma to evaluate this project. With Tom Matson’s retirement in December 2024 and still not finding additional canvas or service technician talent we need to evaluate if we have enough staff to support this.
	1. Clubhouse Work

Kori presented a drawing of what improvements we would like to make with our staff to the clubhouse room and kitchen over the winter. The improvements include new LVT flooring vs carpet, expanding the kitchen, new cabinets and appliances, enhancing the bar, new lighting and trim work. We are still seeking a contractor for the ADA bathroom addition, along with evaluating funding. Board approved design with the motion to move forward with getting pricing, motioned by Rachael, John seconded, passed. Erik recommended at least replacing the sinks in the bathrooms as an improvement.

* 1. Dredging

Kori said at this point it’s a matter of making a decision of if we are going to do it, or wait to see if we have a higher river level year to not be impacted by it. Discussion of self- funded capital projects vs loans, due to the amount of projects we have for evaluation.

* 1. Fuel Tanks

Replacing the fuel tanks are becoming a priority as they near their 40 year life-time next spring. They are guaranteed for 30-years, but can last beyond that. They are monitored to ensure they are not leaking, but failure could be sudden. We have a 10K gallon gasoline tank and a 4K gallon diesel tank both below ground. We have a year and half old estimate from MN Petroleum with replacement being $200K, whether that be for above or below ground tanks. Our fuel distributor is CENEX, so we are checking to see if they have any sort of program to assist with purchasing tanks or them paying for a portion of the tanks, etc. Lastly, a local marina is losing their land lease and recently installed new tanks, maybe they would be available to purchase from them…Kori is checking into that. John and Katy are assisting Kori with this issue.

* 1. Restaurant property recap

A nice historical /timeline /fact sheet document was provided to the board, to help assist new board members as to where we are with the property.

Food trucks possibilities were discussed. The challenge comes from them requiring a minimum sell through and changing their availability if they can get a guaranteed booking.

1. **Other Business, Member Forum and Executive Session** – Not needed
2. **Adjourn 8:02**

**Pre-reads:**  August Minutes, August YTD Financials, GM Report, Bylaws Docs, Club Atty Opinion