



**Island Pointe Marina Condominium Association
Board Meeting
Saturday, June 11, 2011
9:00 AM – IPM Clubhouse**

Minutes

- 1) Call to order: 9:02AM by President Kopp. Board members Eric Hansen, Tom Stahr, Greg Powell, and Jerry Leonard (after start of meeting) in attendance.
- 2) Approval of last meeting's minutes (4/9/2011): Approved and sent out via email
- 3) Open discussion for IPM members:
 - Dog issues and noise in the association with loud barking being the biggest problem with association members
 - Pool Issues with usage, such as eating and drinking in the pool, large gatherings in clubhouse, and generally not being courteous to other members.
- 4) Maintenance Update, including Grounds, Clubhouse, and Pool
Brickman: Grass and fertilizer being blown on boats, etc. to be more careful. Dead grass areas in portions around the association. Discussion about how to fix. Survey members as to the areas that need to be addressed. Also discussion on river areas in between homes and what to be done either mulch or cobblestone. Possibly approve fixing a sample area first and install to see how it works.

Harry: Finished grates, pool filled and completed, key fobs will be available and should be up and running in the next week. Problems with access into the clubhouse and we need new rules regarding rentals, etc. Dead Tree in the common area needs to be removed. Two homes in the area need maintenance that should be addressed. Letter has been sent to owners in regards to maintenance on homes.
- 5) Treasurer's report submitted by Tom Stahr this week: Motion made by Doug and seconded by Jerry Report **accepted**.
- 6) Dredging Update

Soundings were done with Alcona Dredge as well as Jan and Dave Farley. Other than 15 slips closest to the pool on the channel side that have a shoal behind the slips, deep water was observed. Boats may need to be moved from these 15 slips if a drop in the levels occur in the Summer.

- 7) **Adult Swim developments and rules enforcement of the pool area**
Did a survey regarding the association feedback on what the entire association wanted. 70 percent would like to see no change. At this point the key fobs, cameras, and the association rule enforcement will help. Camera system has the ability to be viewed via the internet and could be something to add to have Gardner monitor or others monitor.
- 8) **Non-rented Clubhouse use by Association Members**
Need additional rules as to the usage of the clubhouse. A private event needs to be defined. Three separate events occurred in the last week where the clubhouse was taken over. Common sense is not being used on these events. Discussion on different options.

Motion by Doug Kopp that we change to reflect the following:
When the clubhouse is used by more than 10 people, or more than two tables, or for more than two hours, in any 24 hour period, a rental agreement must be in place with management company. If no agreement is in place, the rental fee will be assessed and the non-refundable portion of the rental fee will be doubled as a fine. Seconded by Tom Stahr, motion **approved**

- 9) **Key Fobs and New Clubhouse lock system**
Motion from Doug: Current delinquency of association fees greater than 30 days will not be issued a key fob for the clubhouse entry. If a key fob is already issued for the unit owner, the fob would be turned off until dues are current. Seconded by Greg, motion **approved**

New Business

- 10) **Greg made a motion to inform slip owners that number 78, 82, 93, 155, 174, and 175 to notify that dock services will be shut off with 7 day notice per section 2.8 of the bylaws. Seconded by Doug, Motion approved.**

Adjourn 11:04PM

Respectfully Submitted,
Eric Hansen