

Approved April 2, 2020

Admiral Heights Improvement Association Board of Directors Meeting

Feb. 6, 2020

Called to order: 8:07 p.m. by President Scott Gibson at home of Bo Conroy

Attendance: AHIA Board members – Conroy, Martha Thorn, Gibson, Tonya McGinnis, Cindy Radulovich, John Leupold, Norm Crews, Jim Burdick, and Grant Garcia attended.

Not in attendance: Derek Lotfi, Maggie Rogers, & Maria Lebow-Little.

Budget: Income probably won't reach \$8,000. Board members discussed lowering expenses. Possibilities include mutually agreeing with the Boat Club to waive the \$750 for the dock replacement fund, cutting the budget for office supplies and facilities maintenance, and decreasing the amount spent for events by eliminating refreshments and prizes and/or making events more "pot luck." Board members don't want to cut events because of the budget.

Board members also discussed ways to increase income: selling more advertisements for the newsletter, increasing kayak rental fees and/or dues, and fundraising.

Creating a special benefit district was also discussed. In a special benefit district expenses would be borne by all Admiral Heights residents, not just AHIA members. To establish a special benefit district would require that all homeowners in 51 percent of the homes in Admiral Heights sign a petition.

Efforts are being made to increase membership through emails, Facebook posts, website, newsletters and postcards. However, last year's income through dues was only about \$6,000.

A proposal was made to show two budgets at the general membership meeting: a worst case scenario of \$6,000 and a best case scenario of \$8,000. If the target revenue isn't met by August, the budget may need to be reexamined and spending cut.

An explanation of the special benefit district will also be given. Some facts that the general membership needs to know: one-third of the Admiral Heights residents are paying for all the expenses involved in the upkeep of its properties. Ninety-one percent of AHIA's budget are nondiscretionary expenses involving the upkeep of the properties. AHIA membership is declining.

If the special benefit district is adopted, everyone would contribute to maintaining Admiral Heights. More special projects to improve the community could be undertaken, and instead of paying on a cash basis, the community would be eligible for loans. Projects to improve the community might include having dog waste stations, new steps down to Williams Dock, etc.

General membership meeting: Garcia will put together a rough draft of the presentation for the meeting. Details about the special benefit district will be emailed before the meeting. Information about the special benefit district will also be posted on Facebook and the website. Garcia will put up the signs before the meeting. The last meeting was a long one, so we may consider having fewer speakers or shorter presentations by the speakers. Conroy will be out of town so someone else will have to do the update on the dock rebuild. Gibson will do the budgets for the meeting.

Kayaks: Some people still haven't paid their kayak rack rental fee.

Dock rebuild update: Jim Golden has met with the fire captain about the standpipe. It's our contention that we don't need it. It would cost more than \$6,000 and need to be tested every six months. AHIA can't afford another penny.

Last meeting: Crews and Burdick aren't running for re-election. This is their last board meeting. Lebow-Little is also not returning to the board.

The meeting was adjourned at 9 p.m.
Submitted by Martha Thorn, Secretary