



## APPROVED

Board of Directors

Meeting Minutes

July 23, 2024

I. Meeting was called to order by President Ron Jansen at 6:00 PM

### II. Attendees

#### Board Members

Ron Jansen, Mike Kennedy, Jim McCormick, Gerry Ries, Joe Trowbridge, and Bob Williams.

#### Others

Jeff Holmes, Duey Anderson, Ray Harris, Eileen Keehan, John Krebsbach, Scott Meyer, Gary Meyers, Jeff Schwarz, and Art Young.

### III. Approval of Past Meeting Minutes

The minutes of the May 22, 2024 meeting were approved via email by the Board members on May 29, 2024.

### IV. Member Forum

#### Variance Request - FN-12

Owner is considering the purchase of a SeaRay 340 Sundancer. Overhang would be less than 6 feet. Motion by Mike Kennedy and 2nd by Bob Williams to approve, subject to final measurement. A secondary boat is not allowed in the slip. Unanimous approval.

#### Overhang Rule for Slips

Several members were present to discuss the overhang rule and better understand why the decision earlier this year was made to not allow a boat in a slip because it did not meet the 6 ft overhang rule.

Headers are common property and are not included in the calculation. Without a variance, the rule is that the boat length can not extend more than 3 ft over the platted length of the slip. A variance is needed for any extension beyond 3 ft.



In the early 2000's the marina had an issue of many boats extending beyond 6 ft. A major effort was made to correct this over a 2 year period. At the end of this period a few boats were grandfathered in. Four or 5 are still in the marina. At that time the decision was made by the Board to follow the 6 ft rule on all boats coming into the marina. This process is still followed today. The Board is committed to applying the same rule to everyone.

The President asked the Board members if anyone would like to make a motion to amend the 6 ft rule. There was no response.

There is space on B dock that is occupied by the DNR, St Croix County Sheriff, and City of Hudson Police. This area is not in the original marina plat of slips. These slips were donated to the marina for public safety use. The marina does not receive rent for this space; however, we believe it is of value to have their presence on site.

The marina owns 18 slips out of a total of 297.

#### V. Treasurer's Report

YTD through June 30, the marina is operating at a loss of \$46,500; however, this number does not include the total revenue received from marina owned slips. The results have been negatively impacted by the spring weather and the flood in June and early July.

#### VI. Manager's Report

The staff has been dealing with the flood issues for the past several weeks. The shower trailer will be moved back to the original position tomorrow. The sandbagged wall by the Clubhouse has been removed. The parking lot is being prepared for striping in the near future.

Gas dock sales are down 45% from last year's sales and Ship Store sales down 25%, both impacted by the flood. On the positive side, Service revenue is up slightly and there has been a significant decrease in credit card processing fees (\$25,000) that the marina had to absorb in previous years.

One dock for external sale will be completed this year. An inquiry for a dock to be delivered in 2025 has been received.

A 5 year planning committee needs to be initiated to prepare for major future improvements, including the electrical upgrade, dock deck replacements, etc.

#### VII. Old Business

Shade Structure/Electrical Update



A shade structure by volunteers led by Mike Kennedy has been installed over the D&E electrical box. A solar panel powers a fan to provide cooling in the panel. The breakers have been tripping from heat generated and the heat from the sun. Preliminary results indicate a reduction in temperature in the electrical box of approximately 15 degrees.

A similar structure will be installed over the B&C electrical box this weekend.

This is only a short term solution to help prevent the loss of power on the docks. The electrical breakers are over 30 years old, and no longer manufactured. A new installation will cost several hundred thousands of dollars.

## VIII. New Business

### Front Wall - Clubhouse

A concrete wall to prevent the need for sandbagging the front of the Clubhouse during floods was suggested. Ballpark estimates are in the range of \$150,000 to \$200,000. The cost for sandbagging is in the \$5,000 to \$10,000 range, making it difficult to justify a permanent solution.

### Flood Preparation Plan

The concept is to have a plan that various levels of the river would detail the flood preparation required for that level. For instance at what level do we plan for sandbagging, removing the front gate, shower trailer, shut off the power, etc. It was noted that the staff does make decisions based on the water level, but the plan is not well documented nor communicated to the members.

### General Marina Condition

It was suggested to use a list that members could add housekeeping items that they see for improving the appearance of the marina.

### Member Picnic

The marina picnic will be on August 10. The menu was discussed and will be finalized by Jeff. Suggestions were made to consider BBQ beef and pork for the meat. Beer, wine, root beer, and water will be provided.

## IX. Next Meeting

August 21 @ 3:00 PM (Changed from 6 PM due to calendar conflicts)



X. Adjournment

Motion by Mike Kennedy and 2nd by Joe Trowbridge to adjourn at 7:30 PM.  
Unanimous approval.

Submitted by:

Gerry Ries  
SCMC Secretary