

Minutes of Marina Committee October 14, 2014

Call to Order: 7:03 p.m. BBVCC Clubhouse

Present: Committee chair Wilde, O'Dell, members Doutre, Calef, Thomson, Baker, Pirak. Also attending General Manager/Harbormaster Hoffer, BBVCC BOD rep Hubert, BBVCC staff Freitas.

Minutes of July 8, 2014 meeting approved following discussion.

Agenda approved

Audience Presentations: None

Unfinished Business

August dredging plans: Harbormaster Hoffer reported that this year's dredge is just permitted and the combination of scheduling issues and the immediate issue of bringing the marina into compliance with a recent enforcement mandate from the Fire Marshall, dredging has been postponed until August of next year. Depth surveys show the marina is in good shape and can skip dredging this year, the harbormaster informed the committee.

Pressure washing docks: Freitas advised the committee that pressure washing has been underway for some time, but in the absence of volunteers, only two docks have been completed. A survey of all docks by committee member Baker found a good portion of the cleaning yet to be accomplished. BBVCC Gm Hoffer introduced Zack Rector to the committee and informed the committee he has been transferred from Golf to the marina where he will devote a majority of his time on 2 days per week to finishing the pressure washing. Several members of the committee informed staff they had heard from members directly and members expressed great concerns and frustration at the status of the dock conditions and marina in general. The committee decided to reassess dock condition for next meeting and give staff a chance to get the work accomplished.

Discussion started on pressure washing and moved to other marina issues with the general consensus among the committee that the majority of the work needing to be done was reliant on volunteer labor which is no longer in abundant supply due to members ageing and being less active and because so many have volunteered for years and are unable to continue to commit time for general maintenance and repair of the marina facilities. The committee reiterated the dire need for a full-time maintenance person to be assigned to marina maintenance.

Wood handrails: Calef reported that wood rails have been fabricated have been installed. BBVCC staff Freitas advised that additional railings below the handrails have been installed on lower dock ramps.

Dock float replacement: GM Hoffer reported that the contractor's scheduling for replacing floats conflicted with crab season and safety concerns with having divers in the water during this period made delaying this work necessary. Divers will be on-site the end of this month to accomplish this project. Hoffer advised the committee.

Entrance Sign: Chairman Wilde explained the entrance sign has been approved by BOD and needs sign language to have the sign produced. Wilde circulated several suggestions for content and requested the committee review, ponder and bring fresh, creative and succinct suggestions to the November meeting.

Marina Regs Changes: Wilde advised the committee that he and Esther Matter have been working on re-writes of the marina regs to clarify and clean up several areas that are unclear, confusing or in conflict with other marina and general regulations. Wilde provided copies of the proposed changes with old language and new revisions redlined so the committee can review and make recommendations at the November meeting.

Fire Suppression System: GM Hoffer had advised the committee during its hiatus that an enforcement review of the marina by Whatcom Fire Marshall found BBVCC not in compliance with regulations. The audit was triggered by the recent fatal marina fire in Bellingham and non-compliance issues at Semiahmoo marina. The Fire Marshall has mandated installation of a stand-pipe system on all docks within a year, requiring an estimated \$150,000 expenditure. Hoffer explained to the committee the requirements of Reserve vs Operating budgets and noted the scope of work falls within requirements for Reserve funding. As this expenditure is outside the scope of the marina committee, no recommendation or action was taken by the committee. The committee thanks GM Hoffer for providing clear explanation and updates on this issue.

Dock Gate/Fence Replacement: The committee had previously tasked staff with developing bids to replace the existing dock entrance gates and fencing to resolve security issues and improve appearance and function of entry ways. The committee was provided with competitive bids and was advised by BOD liaison Hubert that the Board recognizes the need, but in light of current tight budget constraints, the project will have to be shelved for another year. With that information, the committee took no action on this issue.

Annual Moorage for Non-Members: In an effort to shore up income, which has fallen because of vacancies in the marina, the committee was presented with a tentative proposal to open up BBVCC moorage to non-members who would have to be sponsored into the marina by a member. A lively discussion ensued and the committee identified several benefits and several pitfalls to offering BBVCC moorage to non-members. Other means of increasing the number of leased slips was also explored by the committee, including a revision of the general rule that prevents

owners from having a slip if they have rented their property in the village. The committee agreed to identify the general rules and marina rules impacted and bring this issue up at the November meeting and develop a proposed change to go to the Board.

It was also noted that current regs allow a member to have two slips and the committee felt this was not general knowledge. GM Hoffer will inform members through the next bulletin that two slips are available to members.

Other Business: Hoffer reminded the committee that two member positions are expiring in November and that one position vacated to move to the Board has gone unfilled. Hoffer advised there are no applications pending for committee membership.

Next Marina Committee meeting: The committee will meet next on November 11 at 7 p.m.

No further business was before the committee and the meeting was adjourned at 9:17 p.m.

Respectfully submitted by Rod O'Dell
For the BBVCC Marina Committee