

Drum Point Project, Inc. (DPPI)

Drum Point Club

Board of Directors Meeting

Tuesday, June 9, 2020

Call to Order: The meeting was called to order by President Mary Ann McGowan at 6:30 pm. Because of the coronavirus pandemic, the meeting was held online as a Zoom video conference. Terra Cooke hosted the meeting using her Zoom account.

Attendance: Board members: Mary Ann McGowan (President), Eric Andreas (Vice President), Ed Luczak (Secretary), Bruce Fall, Betsey Herbicek Fehn, Tim Hansen, Bill Kurtz, Terra Cooke. Members: Johanna Icaza.

Minutes: The Board approved the Minutes of the May 19, 2020 Board of Directors Meeting, with several minor changes suggested by Board members.

President's Report

- **Credit Card** – Mary Ann reported that the Club has obtained a credit card with a \$15,000 credit limit. The card can be used for approved expenses for supplies, etc. The Club has previously not had a credit card.
- **Porta-Potty** – Mary Ann reported that one porta-potty was delivered to the Club today, and positioned near the small shed. The contractor will clean the unit weekly. Ed will create a gate keypad code to allow the contractor to enter the Club and service the unit. The Club will rent the unit through the summer season.
- **Restrooms** – With the porta-potty now installed, Mary Ann recommended that we lock the Clubhouse restroom doors more securely. The Club doesn't have the budget or resources to regularly clean the restrooms to protect members from the coronavirus. Ed will change the combination on the restroom doors.
- **Gate Opener** – Mary Ann noted that Johanna Icaza will be joining the Board beginning July 1, and should be provided a remote gate opener. Ed will obtain a gate opener for Johanna. Each Board member is provided a remote gate opener to facilitate the performance of their Board-related activities.
- **Board Room** – Mary Ann suggested that the Club might make better use of the Board room. The room has been used for monthly Board meetings, until coronavirus social distancing requirements have led us to hold Zoom video conference meetings instead. The room has also been used during wedding rentals as a bride's dressing room. Mary Ann suggested that the room could be configured as a game room for future Club events. Alternately, our tenant Cindy Scribner has expressed interest in renting the

room on a monthly basis to use for her work and other activities. Board members agreed that Mary Ann should discuss a rental arrangement with Cindy. Over the next year, rental income for the room could help make up for the significant loss of Club revenue due to cancelled Clubhouse rentals. Board members discussed the impact of renting the Board room to our tenant. Impacts include: (1) the Board will need to meet in the Clubhouse, when social distancing is no longer required; (2) wedding rentals will not have a bride dressing room.

- **Finance Committee** – Mary Ann reported that Finance Committee chairman Ralph Swartwood is setting up online access to QuickBooks for our new Treasurer and bookkeeper. When the setup is completed, the committee will conduct its next meeting.

Membership Report

- **New Members** – The Board approved the applications for 3 new members.
- **Dues Arrears Notifications** – The Board discussed procedures for notifying members who are in arrears on their dues, and for deactivation of gate fobs for dues non-payment. Johanna will draft a letter that will be sent to delinquent members. Tim reported summary results of his analysis of membership and dues payment spreadsheets. The analysis shows several members have not paid their dues in 2 years.
- **Associate Members Initiation Fee** – Betsey proposed that new Associate Members be required to pay a \$550 Initiation Fee, which would cover the first year of dues at \$275/year, plus an administration fee of \$275. General Members would continue to pay an initial fee of \$550, which covers the first year of dues at \$275/year, plus the purchase of a Voting Right at \$250, plus a Voting Right transfer fee of \$25. This new arrangement means that new General Members and new Associate Members would both pay a \$550 initial fee. New Associate Members would no longer be required to initially pay for 2 years of membership. The Board approved the motion.
- **Cap on Total Number of Members** – The Board discussed a potential cap, for example 250, on the total number of Club members. On April 28, 2020, the Board approved a cap of 50 on the number of Associate Members. It was noted that a fair number of our current members are in arrears on their annual dues payments, and some of these members may drop their memberships. As a result, it is not clear how many “members in good standing” we have. Discussion of this issue will be continued at the next Board meeting.
- **Hang Tags and Membership Cards** – Board members discussed the pros and cons of providing vehicle hang tags to Club members, and the idea of re-instituting the issuance of membership cards. These tools might help to control the number of non-members using our beach.
- **Non-Members Using Beach** – With the arrival of warm weather, our beach is becoming crowded with both members and non-member intruders. Bill suggested that one way

to reduce the number of non-members is to periodically walk the beach and verify membership of those using the beach. A team of 2 or more people would be needed, and they would be provided a clipboard with a list of current members in good standing. Non-members would be told they are trespassing. Bill also noted that non-members are getting through the gate when it is left open after a member enters. Bill suggested that we implement measures to ensure that the gate is closed after members enter.

Rentals Report

- **New Rental** – Mary Ann reported that we have a new rental scheduled for Thursday, June 18, outside on the Club pavilion. This event will comply with the newly relaxed orders from the governor. This is our first rental since the coronavirus pandemic began in March.

Grounds Issues

- **“No Trespassing” Signs** – It was noted that the Club should post “No Trespassing” signs on the beach, to deter non-Club members who are using the public property below the mean high-water line from entering the private Club property above the line. In years past, the Club had posted such signs, but they have disappeared.

Adjournment: The meeting was adjourned at 8:30 pm.

Next Meeting: The next Board meeting is scheduled for Tuesday, July 14, 2020 at 6:30 pm. The meeting is planned to be held outside on the Clubhouse pavilion, consistent with social distancing requirements. This will be the first meeting of the new fiscal year, which begins on July 1.

Current Board of Directors: Mary Ann McGowan (President), Eric Andreas (Vice President), Brook Edinger (Treasurer), Ed Luczak (Secretary), Bruce Fall, Betsey Herbicek Fehn, Tim Hansen, Bill Kurtz, Terra Cooke.

Prepared by: Ed Luczak, Drum Point Club Secretary