**2022 KCOA Annual Meeting Notes**

*July 30, 2022 at 9:30 am EST,* [*Recording of Meeting*](https://drive.google.com/file/d/1RU4wllxjM4Q0fS7y3bZBbKw7QSpUduO9/view?usp=sharing)

1. Call to Order: 9:30 am EST; Susan Russett (VP) led the 2022 KCOA Annual Meeting with Sarah Lynn (Secretary) and Bill Green (Member at Large) attending in person and Christian Pieri (Treasurer) attending via Zoom
2. Board Welcome and Opening Address: Susan began meeting by reading Jane Pringle’s (President) opening remarks
3. Verification of Quorum and Proxy Review
	1. 13 owners attended in-person, 6 owners attended via Zoom virtual option, and 8 by Proxy—Quorum met
4. Approval of 2022 Agenda— approved
5. Approval of 2021 Annual Meeting Minutes— approved
6. [Treasurer’s Report](https://drive.google.com/file/d/1AYhi0DHKzuGGG_bf88_QLSoCR5NkmqDO/view?usp=sharing):
	1. 2021 Review:
		1. Ended 2021 with surplus of $6,247 due to approval of tree proposal within fiscal year but not completed and other expense that were far less than what was projected
		2. Using a “simple cash-based accounting” for KCOA finances
		3. Outstanding invoices include gravel and law services which will push these 2021 expenses into 2022 budget
	2. 2022 Budget Proposal:
		1. KCOA budget has increased from $23,000 to $38,000 in past two years (81.5% increase in projected budget from 2021 to 2022)
		2. Summer (end of July-August) tends to be when our bank has the highest amount
	3. Belanger Tree Service proposal:
		1. Butch explained that the line item of expanding roads by 3 feet within proposal was not intended to increase width of roads but to clear back brush, branches and small trees within that range to allow for trucks that otherwise were not able to deliver propane to owners last year in back parts of island
		2. Budget of $20,000 for tree clearing project unanimously approved in vote and set to begin in September
	4. Dues discussion:
		1. Recommended to maintain KCOA due cost of $250
7. Legal:
	1. No known legal matters at this time
8. Lot Changes:
	1. Lot 14 purchased by Jeff and Trish Poulin
	2. Lot 24 purchased by Carmen Lohn and “Twinkle” Marie Manning
9. Committee Reports:
	1. **Marina Report:**
		1. Updates provided by Loren Goodridge:
			1. Dock signs have been updated
			2. West-shore dock is facing erosion; Butch has supplied a proposal to fix this issue
			3. East-shore ramp and wooden dock in need of repair; waiting on quote for 50 ft ramp
			4. Reminder of a 7-day limit for guest docks
			5. Changed committee law firm
				1. Marina committee bylaws expire every 10 years, this expiration has been removed
			6. Limited slips remain available (2) before expansion may need to be considered; East-shore engineers are looking at expansion options OR possibility of adding a third marina
				1. Cost per slip is $10,000 for East-shore
	2. **Emergency Response (First Aid/Defibrillator/transport):**
		1. First Aid/Defibrillator available for use in Pro Shop
		2. Butch has three pontoons available with keys inside boat in case of medical emergency
	3. **Fire Safety:**
		1. No updates at this time
	4. **Building Committee:**
		1. Butch and Peggy have supplied updated building guide that is now available on kineoisland.com website for reference
		2. Individual lot updates available upon request; construction in progress on lots 27, 32, 14, 4 and 32 including permits, septic and well placement, etc or [see here](https://docs.google.com/document/d/1ejfBWmYaEhm2UYsafuMeXOdazbxC_XYx/edit?usp=sharing&ouid=115175415943908559337&rtpof=true&sd=true)
	5. **Road Maintenance:**
		1. Rain creating runoff issues including gravel washout
		2. Butch planning to add bump to top of Pebble Beach Road to catch rainfall and divert it down hillside versus straight down gravel road that carts use
			1. In need of additional gravel for ongoing projects (see new business)
	6. **Cleanup:**
		1. Consideration of adding dog cleanup bags at Pebble or signage to prevent bathroom use at public beaches
	7. **Website:**
		1. Special thanks to Sara Searle (Holden) for updating kineoisland.com site with new password protected Owners tab (password: Rockwood) featuring owners directory and email list available for download as excel document
		2. Additional resources include building permits, bylaws, and various island resources and information for use
	8. **Trails:**
		1. Chuck Holden shared that the state of Maine recognized “Moosehead Trails” as responsible for trail maintenance
		2. Reminder to please pick up trash found on trailheads and around Kineo Mountain
	9. **Rockwood Parking Lot:**
		1. No solution determined to prevent leftover seasonal items that remain from past seasons
		2. Reminder that lot if available for seasonal storage ONLY, meaning boat trailers only in summertime and snow mobiles and other winter accessories only during winter months to keep lot open for primary vehicle use
	10. **Internet Access**
		1. Starlink proving to be best option for island wifi
		2. List is open for request; no longer cued
10. Old Business:
	1. Belanger Tree Proposal (increased budget from $5,000 in 2021 to $20,000 in 2022 due to scope of work and necessary team/equipment) voted on and approved
11. New Business:
	1. Butch presented West-Shore Marina and Docks parking plan (linked)
		1. Would include moving fire shed back and would stop use of current road down to docks that is steep and leads to runoff; new road would be created with added space from fire-shed move
		2. Butch offered his own time and equipment
		3. Requested approval of gravel and barge costs ($2,500); approved in vote
	2. **Election of Officers**: Vice President, Treasurer, At-Large Director\*:
		1. Justine Dutil voted in as Vice President
		2. Colin Snyder voted to be co-Treasurer with Christian Pieri
		3. Bill Green to remain as Member at Large

Submitted by Sarah Musser Lynn,

KCOA Secretary