Indian Cove Resort

Season Ending Town Hall Meeting Minutes

Date: 10.16.25
Location: Lounge & Zoom
Called to Order By: President Jeff Miller
Time: 6:00 P.M.

Roll Call

President Jeff Miller called the meeting to order and conducted roll call.

Board Members Present:

- Jeff Miller – Present
- Bonnie – Present
- Victoria-Present
- Bill – Present
- Troy – Present

A quorum was established.

Opening Remarks – President

President Miller welcomed members and opened the Season Ending Town Hall Meeting.

He stated that this has been one of the most successful years the park has experienced in many years. Feedback from members has been overwhelmingly positive, with noticeable improvements including:

- Reduced drama within the community
- Improved park appearance and upkeep
- Increased member participation in maintaining sites
- Strong security presence

- Overall improved atmosphere

President Miller recognized the General Manager and staff for their hard work and leadership, noting that the Board is now able to focus on executing the budget effectively and efficiently.

Water Treatment Plant Update

- The park tied into the main plant system earlier in the day.
- Temporary water interruption occurred during tie-in.
- Next steps include:
    - Pressure testing for leaks
    - Manufacturer system activation and operational testing
    - Electronic calibration and valve adjustments
    - Formal water quality testing
    - Final inspections by:
        - Department of Health
        - Office of Drinking Water
        - DEQ

Estimated timeline: Approximately two weeks pending successful testing and regulatory approval.

Members were encouraged to visit the website under the Member Information tab to view photos of the new water plant.

Back Pool Renovation

- Scheduled for early next year.
- Scope includes:
    - Draining existing water
    - Removing old coating and tile

    - Replacing outdated wiring
    - Applying new white coat liner with reinforced fibers
    - Potential LED lighting upgrades while pool is empty

Bulkhead Repair

- Section of bulkhead separated due to failure of an old rusted tie-back rod.
- Tsunami (previous bulkhead contractor) scheduled to return within 1–2 weeks.
- Plan includes installation of 15-foot tie-backs to stabilize and straighten the wall.
- Additional areas will be inspected for similar concerns.

Treasurer's Report

- Reports distributed to attendees (through July).
- August draft report received; pending review.
- Once approved, financials will be posted in the store and available via bookkeeper upon request.
- Cash balance reports available upon request (not posted publicly).

Financial Notes:

- No major financial surprises.
- Interest rates have declined, impacting earnings.
- Reserve funds for STP plant placed in CDs to maximize long-term returns.
- Staff levels reviewed seasonally; winter staffing is reduced as needed.

Discussion: Staff & Reservation System Inquiry

A member inquiry was addressed regarding salary costs and potential implementation of a private campground reservation system to reduce staffing.

Board Response Summary:

- No Assistant GM position exists.
- Staff levels are reviewed regularly and are necessary for:
    - Landscaping (now brought in-house)
    - Security
    - Maintenance
    - Store operations
- A reservation system would not replace:
    - In-person service
    - Store operations
    - Community engagement
- Community interaction is considered a core value of Indian Cove.
- The Board agreed to review any formal proposal submitted for consideration.

Manager's Report – Jay

Fall Festival & Chili Cook-Off

- Sign-ups available in store and via Facebook.
- Oyster roast scheduled.

Halloween at the Cove

Friday, October 31

- 6 PM – Poker Run (Clubhouse start)
- 8 PM – Bonfire
- 7:30–10:45 PM – Live Music (Nate Sacks)

Saturday, November 1

- Golf Cart & Bike Parade

- Costume Contests (People & Dogs)
- Cornhole Tournament
- Trick-or-Treating (4–6 PM)
    - Roads closed at 3:45 PM
    - No vehicles (including golf carts & bicycles)
- Food Truck (6–8 PM)
- Haunted Hayride (7–12 PM)
- DJ (7:30–10:45 PM)

Sunday, November 2

- Fall Craft Activity
- Poker Run
- Site Decorating Contest
- 50/50 Drawing
- Apple Bobbing

Hayride:

- $5 per person
- $10 per golf cart (three rides included)

Safety reminders will be posted by Security.

Winter Camping

- Same format as last year.
- Certain sections closed (including Creepy Circle and Site 239 area for tree removal).
- High-card selection process.
- Handled at clubhouse.
- Dates: October 27–28.

- Pricing remains unchanged.

Winter Project Goals (Not Absolute)

- Boat ramp repairs
- Asphalt repairs (priority near Pavilion 4 area)
- Clubhouse décor updates
- Guardhouse siding upgrade
- Bathhouse 1 & 2 repairs
- Basketball court improvements
- Additional lighting (including back pool)
- Pool house repairs
- Electrical repairs (Sites 309 & 310)
- Building flooring upgrades
- Landscape bed redesign (low-maintenance focus)

Member Questions & Discussion

Concrete Pad Repairs

- Prioritized annually based on severity.
- Tree roots are primary cause.
- Additional contractor bids welcomed.

Landscape Beds

- Plans to redesign for lower maintenance.
- Potential replacement of mulch-heavy areas.

Front Pool Concrete

- Cracks acknowledged as safety hazard.
- Sealant and leveling options under review.

Internet Service

- Current cost includes:
  - Office operations
  - Security cameras
  - Phone systems
  - IT services
- Infrastructure upgrade to full Cox system estimated at $150,000+.
- Alternative solutions (mesh systems, Starlink, campground-based providers) will be researched.
- Members encouraged to submit provider suggestions.

Speed Bumps

- Additional placement under review.
- Some installation pending asphalt work.

Outside Showers

- Permitted within usage rules.
- Water conservation restrictions remain in effect.

Community Feedback

Multiple members expressed appreciation for:

- Staff professionalism
- Reduced conflict
- Park improvements
- Strong leadership

- Overall positive atmosphere

Adjournment

Motion to adjourn was made by Jeff Miller and seconded Bill Placek.
Meeting adjourned @ 6:36 P.M.