BOARD MEETING MINUTES

August 10, 2026

Meeting Time	6:30 p.m. scheduled; called to order at approximately 6:42 p.m.
Location	North Campground
Presiding Officer	Dustin, President
Attendance	Board members and community participants were present; the recording did not contain a complete roll call.

1. Call to Order

The meeting was called to order at approximately 6:42 p.m. Dustin presided.

2. Unfinished Business

Marina Gate Project.

- A Microsoft Teams meeting had been held with representatives involved in the gate project.
- Requests for proposals had been issued. The proposal deadline was reported as August 28.
- The tentative construction schedule discussed was a mid-September start with completion targeted for October 30.

Launch Ramp and Golden Mussel Compliance.

- The launch ramp remains an unresolved concern, particularly vessel-tagging compliance and unauthorized launching.
- The board discussed forming a launch-ramp subcommittee to develop a workable protocol and present recommendations to Drew with the Solano County Water Agency.
- Options discussed included inspector certification, controlled access at the ramp, and a gate or barrier that prevents launching until a vessel tag is verified.

3. Officer Selection and Board Structure

The board reviewed the duties of president, vice president, treasurer, and secretary and discussed distributing work through committees.

- Dustin will continue as President.
- Holly will serve as Vice President.
- Mario accepted the Treasurer role.
- Amy Hall was voted in as Secretary for the 2026-2027 term.
- Jay M., Jay B., Kellen, Kevin, Gary, Eduardo, and Joe R. will serve as alternate board members and help with committees, board decisions, and voting as needed.

The board also supported preparing a practical board manual describing officer duties, accounts, records, bylaws, and transition procedures for future board members.

4. Financial Reporting and Treasurer Transition

- The board wants more consistent financial reporting, including brief monthly check-ins, quarterly profit-and-loss statements, and a complete report for the annual meeting.

- The Treasurer will coordinate deposits, bills, bank reconciliation, statements, and event/fundraiser accounting. Silverado Credit Union was identified as the association bank.
- Laurie will be asked to assist with the Treasurer transition and provide the current account statement and available balance.
- The board discussed holding short monthly meetings, including by Zoom when appropriate, to track financial and project decisions.

5. Gate and Easement Rights

The board discussed protecting the association's existing gate-access and easement rights while the new gate project moves forward.

- A key goal is to seek written acknowledgment that installation and operation of the new gate do not invalidate or diminish the association's existing access rights or prior judgment.

6. Committees and Community Participation

The board agreed that projects should be divided among committee leads, with each lead encouraged to recruit several community volunteers. Proposed work areas include:

- North Campground cleanup and work projects
- General maintenance and condition checks
- Launch ramp, vessel tagging, and access protocol
- Holiday security and gate monitoring
- Social media, notices, meeting minutes, and communications
- Fundraising and community events
- Campground improvements
- Surveillance cameras and incident documentation

7. North Campground Cleanup Day

- The board discussed holding a one-day community cleanup on a Saturday during the second week of October, with the final date to be confirmed.
- Work may include brush and debris removal, cleanup of wood piles, road and access improvements, and removal or replacement of damaged tables.
- Volunteers may be provided lunch and drinks. Waivers, personal protective equipment, and a safe equipment plan should be prepared before the event.
- Members offered access to equipment, including an excavator and other machinery, subject to scheduling and safe operation.

8. Security Cameras and Gate Monitoring

- The existing camera near the water-treatment area does not provide adequate coverage of the gate or activity below it.
- The board will follow up on relocating the existing camera and will research a temporary or association-controlled camera with suitable connectivity.
- Any use of privately owned equipment should include a clear agreement regarding damage, vandalism, and reimbursement.
- A simple incident log was suggested to document dates and times when gates are left open, locks are damaged, or other problems occur.

9. Fundraising and Campground Improvements

- The board discussed fundraisers and community events as a way to offset maintenance and improvement costs. No dues increase was approved.
- Possible events included food sales, concerts, and other community gatherings. Insurance and liability requirements must be reviewed before any event is scheduled.
- Potential improvements included replacing unsafe tables, adding shade, improving visitor areas, and restoring or improving campground amenities.

10. Action Items

Responsible Party	Follow-Up
Dustin	Obtain the current bank statement from Laurie; follow up on the gate-project recording and schedule; contact the appropriate agency representatives regarding gate and camera issues.
Holly	Continue communications and social-media support; help organize fundraising/community events and prepare board-role guidance.
Mario	Coordinate Treasurer transition, banking responsibilities, and a regular financial-reporting process.
Amy Hall	Serve as Secretary for the 2026-2027 term and maintain the association's meeting records.
Alternate Board Members	Jay M., Jay B., Kellen, Kevin, Gary, Eduardo, and Joe R. will assist with committees, board decisions, and voting as needed.
Launch Ramp Committee	Develop tagging, inspection, and controlled-access recommendations for agency review.
Cleanup Committee	Select the October cleanup date; define work scope; arrange volunteers, lunch, waivers, PPE, and equipment.
Camera/Security Team	Evaluate camera relocation or temporary coverage and establish an incident log.

11. Adjournment

The formal meeting was adjourned at approximately 7:49 p.m. Informal discussion continued afterward.

Approved by the LBEPOA Board.