

Scotthaven

Family Meeting Minutes March 15, 2025

The Scotthaven board of directors addressed Scotthaven family members at the annual family meeting held on March 15, 2025, at the Fall City Library.

Board Members in attendance: Dennis Smedsrud - President, Tristan McCutchan Treasure, Shannon Robinett- Secretary

Topics Discussed:

2024 Treasure's Report

Income was down and expenses were much higher than usual in 2024. Materials to repair the deck(s) and the new outboard were the primary cause of last year's \$3,000 income deficit. Unlike 2023 when Scotthaven basically broke even. Bank account currently has \$10,586.72 balance (taxes not yet paid).

Dues will increase in 2026 to \$1,700 per member.

Given taxes and insurance rates have increased dramatically in the past couple of years, Members will now have the option to pay ½ their annual dues by April 1 and the other half by October 1. This change will maybe help lessen the financial impact while providing Scotthaven enough income to cover basic expenses. As it is, the treasurer will need to dip into reserves this year since 2025 dues were based on 2024 taxes and insurance rates which increased again.

Paying 1/12th of the annual dues each month was mentioned but it is not a practical solution since it results in an income shortfall when bills come due in April and October.

The Treasurer asked everyone to **make sure payments match invoices** (and include invoice numbers). The accounts receivable tool she uses requires these to match in order for her to reconcile the books. Treasurer will become the point of contact for the property tax, insurance statement and Secretary of State corporate dues. There was discussion about the unintended consequences of changing the name on those accounts. There appears to be some consensus that changing names could trigger a red flag which may affect insurance coverage etc. By having Scotthaven on his policy, Roger is incurring additional personal costs but he is willing to continue if everyone wants to keep it as is for now.

Cabin Daily Fees

Daily fees: \$25 (including day of departure) are now a major contributor to the Scotthaven maintenance/contingency fund which means we will not have to reinstate the monthly payments that original members had to pay in addition to taxes and insurance.

Board Election – Vice President

Kerri O'Brien was elected as Vice President to replace Doug Craig.

Bylaws – Good News

Marilyn and Eli came across a set of original Scotthaven Corporation documents that include a signed set of updated Bylaws, the Retirement Agreement, Articles of Incorporation and various filing documents etc. These are extremely important historical records and need to be put in safekeeping (fireproof cabinet etc.) because they are the only originals in existence. The first order of business is to get them scanned and added to website so everyone can have access to read and refer to them now and in the future. Thank you to Marilyn and Eli for sending them to the Board Secretary.

- The term “Shareholder” was used to indicate the person(s) who was issued one of the four Scotthaven certificates of membership. Unlike the founders of Scotthaven, there are now cases where the membership is held by multiple descendants.
- Regardless of the number of individuals, there is still only one vote per membership share.
- Kerri O'Brien is working on developing a written agreement that member families can use within their own clan to confirm who is officially an active (or inactive) member.
- It was suggested families consider selecting a representative or proxy who will vote on behalf of their family on business matters involving the Board of Directors and Scotthaven corporation (Suggest consulting with an estate attorney on how a membership may be classified and or inherited).

Scotthaven Website

• More updates are on the way

- A cabin reservation calendar that shows what dates are booked and/or open will be very useful.
- Newly acquired Scotthaven documents to be included.

Storage

Once again, the topic of storage came up and how some families want to be able to stash their belongings between visits (so they don't have to haul it out). The family lockers in the basement were intended for this very purpose. Closets on the other hand are for visitors' belongings during their stay and not to be used as temporary storage between visits. Think of the cabin as an Airbnb; no one wants to find someone's stuff or clutter in a place they booked for a vacation. So, if it doesn't fit in the locker don't leave it behind just haul it out with you.

Maybe storage could be created once the washer/dryer and refrigerator are removed. The Cat-shed may be another option but right now it needs the roof replaced.

Maintenance Items

- Cat Shed Roof repair, some materials are already on hand but more 2X lumber, plywood, and additional sheets of roofing material will be needed. *Plans to maybe accomplish this at this year's work-party in June.*
- Job-boards/Task list will be posted in Tool/Utility/Generator sheds in 2025.

2025 Cabin Schedule	
Smedsrud	April & August
Scott	June & October
Rauch	May & September
Craig	March & July