

PILGRIM COVE HOA
Annual Meeting
July 26, 2025

The meeting was called to order by Pres., Mike Mooney at 1:01 PM

Two members of the Board were absent due to some health concerns, Fred Shoemaker and Barbara Barsness. Notes will be taken of the meeting by Mark Heil, vice president.

The microphone was passed around to the membership to introduce themselves to everyone. Thank you to Emily Shoemaker for being in charge of passing the microphone around.

MINUTES: Barbara Barsness, Sec., had previously sent copies of the General Meeting in July of 2024 to all of the members for their review prior to the meeting. There being no changes to last year's minutes it was motioned by Mike Fery to approve, seconded by John Robinson, and all were in favor.

Moment of silence: Mike Mooney, President, asked for a moment of silence in recognition of members who had passed this past year. Those members are Dick Coulter, Leona Reininger, Gene Heil, and Barrett Crookham.

FINANCIALS: Paula Coulter, Treas., passed out the most recent financial report to all members of the Association. An explanation of some of the expenses was discussed, i.e. the fire suppression system which was funded by a special assessment. There were common area dock improvements included in the operating budget; Road improvements were also a significant cost as they always are. The first 600 feet was improved due to significant winter damage and that included building a crown on the road for drainage. Although this road is state owned, it is our responsibility to maintain it. The Department of Lands is supportive of our improvement project but has never offered any money to assist us. Also discussed were the land leases that are due this year for a new ten-year submerged land lease, for land under the docks. This bill is estimated to come in December. Due to the increased expenses for the upcoming year which include additional road improvements and also some fire wise expenditures it was suggested that the dues be increased from \$700 a year to \$900 for the upcoming annual assessment. A motion to approve the financial report was made by Mike Clements, seconded by Chuck Peterson and all were in favor.

SHADY BEACH ROCKS: The rocks at the end of Miles Standish where it meets Shady Beach Rd. continues to be discussed with the Shady Beach Association. We are hopeful that we will have their financial cooperation and are able to open this up, with proper limitations, to provide an additional means of ingress and egress from Pilgrim Cove, as well as for Shady Beach residents. There will be ongoing discussions about who maintains the portion of Miles Standish that is not considered a road and not claimed by anyone.

COVE RULES: Dave Penny had copies of the Cove Rules distributed to the membership prior to the meeting. Amendments to the rules that have been proposed and included in the materials made available to the Association members were, speed limit applies to vehicles year-round, the increased fee on construction projects due to road damage, rules on fireworks, limitations of renters using common areas, specifically addressed proposed rules will not allow renters, under a commercial type arrangement, use of the common areas which includes the ramp and all docks, safe use of the fire pit in the common area, removal of personal properties from the common areas daily. A motion to accept the changes to the Cove Rules was proposed by Chuck Peterson, seconded by Chuck Nichol and approved by all.

CHURCH CAMP: Mike Mooney, President, brought the membership up-to-date on the preliminary approval for the church camp to proceed with their proposed improvements to make it more of a commercial venture. PCHOA is voicing its dissent on portions of the modifications and letters will be sent to the appropriate parties involved.

McCALL area of impact: Mike Mooney, President, updated us on the latest discussions on the area of impact between the city of McCall and Valley County Commissioners. These two entities do not agree on the areas of impact and more meetings will be held regarding this issue. However, Pilgrim Cove area remains in the impact area maps for both entities.

June 21st CLEAN-UP: Mike Mooney, President thanked all of those who assisted in the common area cleanups especially the beach area that was held on June 21. He also discussed additional beach frontage improvements, rebuilding the steps to the beach to make them more uniform and adding a hand rail.. The members were told that they are free to cut and remove the stacked logs at the top of the boat ramp. There are also some rocks available from the excavation for the fire suppression tanks and they are stacked on the easement lot which is across John Alden from the 3-way stop, next to the McLeans.

MOUNTAIN PINE BEETLES: Mike Mooney, President, discussed the significant infestation that has been noted within the COVE this year. Information had been sent to all members early in the season on what the mountain pine beetles were doing to our trees and how hold infestations at bay on all individual lots. The information included where to purchase the packets to attach to trees. The Association expended \$1000 toward packets that were installed in the common areas. A big thank you to Jane Francis and her son-in-law Zach for their hard work in getting all of these packets attached to those trees.

Other Business: Previously sent to the Association members was possible deterrents to the bears from attacking our bear proof garbage cans. The Bears have become very smart and know that they can push them over and jump on them and pop the latch. Some possible solutions have been pouring ammonia over your trash and also Pine-Sol, they do not like those orders. Also, if possible, keep your garbage container enclosed in a garage or storage shed until pickup day.

Also discussed was transfer fees that would be associated with the sale and purchase of properties in the Pilgrim Cove Homeowners Association area; these lots would include the additional 25 state owned lots that could be developed within the Cove.

WEBSITE: Expanded use of the website for the Pilgrim Cove Homeowners Association was discussed; this will translate to more information being on the website i.e., the financial reports saving printing costs. Please make a note of the passcode for access to private Cove documents. PASSCODE: p1lgrimcove!

BOARD MEMBERS; There are three Board Members whose terms are expiring at this time. These members are Mark Heil, Barbara Barsness, and Dave Penny. All of these Board Members have agreed to renew two-year terms. A motion to approve the slate of officers was proposed by Bob Looper, seconded by Lance Salladay, and all were in favor.

New business: Further common area cleanup was discussed and the Board will consider a project to clean-up PCHOA owned areas, especially Water Lily and the area at the top of the boat ramp. Also discussed was additional signage to specify Cove Rules as appropriate.

Chuck Nichol suggested a gate security system that would track the member number using the gate and potentially a camera to capture the image of the user. The Board will research this new technology.

There being no further business to come before this meeting a motion to adjourn was made by Dave Penny, and seconded by Paula Coulter. All were in favor and the meeting was adjourned at 2:28 PM.

The picnic at the beach followed.

Respectfully submitted,

Barbara Barsness, Sec. PCHOA

P.S. Special thanks to Mark Heil for taking meeting notes for me.