

**Minutes of a meeting of the Board of Directors of the  
Urbanna Harbour Yacht Club Saturday, December 4, 2010**

**Present:** Scott Cahill  
Wordell Davis  
Fred Eddowes  
Ed Fisher  
Hazel Laughton  
Phil Mullins

**Absent:** David Laughton

Scott Cahill called the meeting to order at 10:00 a.m.

The question of President Scott Cahill's resignation was discussed by those present. All agreed that the disruption this would cause would make the balance of the terms of those serving on the board very difficult. The board members asked Scott Cahill if he would stay on as President. At the turn of the year a form will be sent to all slip holders requesting applications from those interested in serving on the board with their area of interest. We need to get people lined up ready to work with us for when current terms are served. The board members thanked Scott Cahill for his unfailing support and guidance during very the difficult and stressful times of the last 2 years.

**MOTION**

Hazel made a motion that Scott Cahill stay on the board for the balance of his term. This was seconded by Woody Davis and carried unanimously.

**MOTION**

Treasurer/Secretary Hazel Laughton asked for a motion to approve the minutes from the meeting on September 25th as read. Phil Mullins made this motion which was seconded by Fred Eddowes and carried unanimously.

**REPORTS FROM COMMITTEES**

**Treasurer's Report – Hazel Laughton**

Finance Committee presented their draft of the 2011/2012 budget. After discussion it was agreed that dues would be raised by \$50 to cover the increased insurance costs. Charges for grass cutting and bathroom cleaning will remain unchanged during the new budget period. Professional fees (i.e. our accountant) increased this year. The Finance Committee had removed money for social but the board requested that \$1,000 be included for this item as in previous years.

This budget will be submitted for approval in an upcoming mailing to slip holders.

Ed Fisher pointed out the error made in past years by previous boards not making any increases in our dues. He felt that we should always have a small annual increase whether the money is needed or not. Had more

money been coming into the Capital fund over the years we would not have all had such a large assessment to pay for the new docks.

Taxes were paid for 2009 and were as follows:

Federal taxes	\$211
VA taxes	\$ 42

Hopefully we will be getting an audit letter in the coming weeks as we did for 2008.

Finance Committee laid out two investment alternatives. These alternatives were both discussed at great length and it was agreed that we would be safeguarding our Capital funds by diversifying in Money Market, CD and also a portion would be put into a Fidelity Floating Rate High Income fund. This would give us a small return during these difficult economic times but would not pose too great a threat to our funds. Investment will be a change in UHYC policy which has historically been to just let money sit in non-interest bearing accounts.

#### **MOTION**

Hazel made a motion to advise the membership of this change of policy in handling our funds at our April AGM. This motion was seconded by Scott Cahill and carried unanimously.

#### **Maintenance – Phillip Mullins**

Shortly we will commence brush cutting around the perimeter of our property. We will also obtain an estimate for clean-up of the property adjacent to the Cottrell residence.

*Phragmites* –Some individual spraying will be undertaken. We have one more permit to obtain.

*Safety ladders* – these have been installed on the docks.

*Fire Extinguishers* – Phil is researching fire extinguishers – those we took off the dock are out of date.

Winterization – water lines were winterized in December.

#### **Club Committee – Fred Eddowes – Chair**

The club is organizing a social event which will take place in either late January or early February. They are also working on a Memorial Day and one or two other events.

A permanent outdoor area for social events was discussed at length. It was thought that the construction of a pole barn near the pool house with picnic tables and grills would be a nice addition to our facility. Phil Mullins will be working with Scott Cahill to see if we can further this idea.

### **New Docks Committee – Ed Fisher**

It was brought to the board's attention that a slip holder had installed wooden supports on this slip. Ed Fisher will address this with the slip owner directly and advise him of the correct procedure for such additions to docks. Secretary will be sending out an email advising all slip holders of this procedure – and it will be included in an upcoming newsletter which will be mailed so that those who do not receive emails will also be aware of this.

### **OLD BUSINESS**

#### *Sale of common area to Mr. and Mrs. Cottrell -*

The two complainants to DPOR have temporarily stopped the sale of this property and we are looking at the loss of \$20,000 and the substantial cost that we will be involved in the lot clean-up and stabilizing the area which is eroding and which is adjacent to Mr. Cottrell's garage. It is also possible that most people do not realize that the land in question is not the land on which the meters and our wiring are contained (which belong to Mr. Cottrell and for which we have an easement) but an area south of this and directly beside the road. Anyone visiting this area can see the orange survey tags. This useless ditch has no access and is totally inaccessible.

DPOR has indicated that the Condominium Act calls for a 100% agreement for any condominium property to be sold, and by selling without 100% approval we would be in violation of this Act. There followed a lengthy discussion by the board during which it was pointed out by Scott Cahill that he feels that our Bylaws countermand this.

### **MOTION**

Ed Fisher made a motion that following receipt of the official notification from DPOR UHYC will seek the advice of an attorney and will proceed further on the advice received.

Scott Cahill called the meeting to a close at noon.

The next board meeting will be held in February 2011.

Submitted by Hazel Laughton  
Secretary/Treasurer.