

**Minutes of a meeting of the Board of Directors of the
Urbanna Harbour Yacht Club Saturday, September 25, 2010**

Present: Scott Cahill
Wordell Davies
Fred Eddowes
Hazel Laughton
David Laughton
Phil Mullins

Absent: Ed Fisher

Scott Cahill called the meeting to order at 9:45 a.m.

MOTION

Treasurer/Secretary Hazel Laughton asked for a motion to approve the minutes from the meeting on July 17 as read. Phil Mullins made this motion which was seconded by Fred Eddowes and carried unanimously.

REPORTS FROM COMMITTEES

Treasurer's Report – Hazel Laughton

New Docks – We have advised the one slip owner who has not paid their assessment that we will be taking further action. This will be handled by Mr. Parker.

David and Christine Cottrell - The transfer of this property is underway. Mr. Cottrell is submitting a check and all will be finalized.

Legal Representation – President Scott Cahill instructed that Byron Parker be held on retainer for UHYC. This will be discussed in full with Mr. Parker

New Docks income and expenses:

Paid by slipholders	\$2,008,900.00
Expenses to date	\$1,852,218.34

If anyone wishes to see the complete breakdown of these expenses please contact the treasurer. There are still one or two outstanding bills. Any balance remaining will be put into the Capital Improvement Fund. The President of UHYC has drawn up a Capital Budget. To be within the legal boundaries for a condominium CIF fund we are expected to maintain a capital fund of 20% of the value of UHYC (approximately \$440,000) therefore depositing the balance of the new dock funds into this account will take us a considerable way to achieving this goal. Had we maintained a fiscally correct Capital Fund previously then we would not have got ourselves into a position where we had to each have a large assessment for rebuilding the docks this year. It is hoped that this situation will never occur again.

New Brochure – Secretary/Treasurer presented a mock-up of a brochure she has prepared which will replace "rules" signage. These brochures will be kept in the toilet alcoves in plastic boxes available for the use of visitors and members and renters and will be available before the upcoming season.

Maintenance – Phillip Mullins

Now that the docks are finished everything is more under control. The maintenance committee got together and has been working on sorting out jobs that should be handled by volunteers and those jobs which should be hired out. Scott pointed out that the infrastructure is owned by us all and we should all take responsibility and assist with its management, we need to distribute this across the membership. Phil Mullins pointed out that often someone will make a phone call when they see some problem and expect someone else to correct it – even if it is something they can do themselves. Another problem is something as mundane as trash cans – members seem reluctant to walk across the car park to the dumpster with their boat trash and use the bathroom trash cans which quickly get full at the weekend. Hazel will put a note pointing this out in the upcoming quarterly news letter.

Maintenance Committee presented a full report on procedures and guidelines for their committee.

Phil Mullins said that renters have to be brought more into the picture with the running of the docks – they have to be told that we are all volunteers. Woody suggested that more social events might bring more people together. He pointed out that most people who come down to their boat just want to relax and have a good time and do not get any further involved. Hazel pointed out that many slip owners do not inform us who their renters are and we will send a form out with our next mailing requesting full information from anyone who rents their slip.

Dock boxes and steps: These have now been purchased and installed.

Signage – New signs have been purchased and installed.

Phragmites –because the county now says that we must have a VMRC permit before we can work on this project, we have missed the deadline for spraying. Until we can proceed the Maintenance Committee will continue to keep this under control as best they can. Hopefully we can proceed next year.

Safety ladders - will soon be installed on the docks – these are ladders that lift to stow out of the water and swing down from the dock, this prevents them from getting barnacles on the rungs.

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

Boat Lifts – a boat lift recently installed seemed to have been installed badly and this will be investigated further.

Club Committee – Fred Eddowes – Chair

We are asking Byron Parker to create an LLC for the club. The President will be Fred Eddowes and Secretary/Treasurer will be Lisa Cahill. This entity will be called The Club at Urbanna Harbour.

Due to illness of the chair this committee has not met.

Covenants Committee – Scott Cahill

Scott Cahill will soon be calling a meeting of this committee which currently comprises Peg Davis, Ed McChain, Linwood Loving and Glen Mullins. Each committee has to be chaired by a board member and Scott asked Wordell Davis if he would take over the Chair of this committee when he steps down later this year. Wordell agreed to give this some consideration.

Scott is requesting that terms of officers and directors be staggered so that we never again have a whole board going off at the same time, as happened when the current board took over. This creates an untenable position for the incoming board.

New Docks Committee – Ed Fisher

The electrical contractor is scheduled to finish his work in the next couple of weeks and straighten out any problems. Our demolition/construction contractor will be doing his final work too.

OLD BUSINESS

Discharge from vessels: our quarterly report to all slip holders and renters will advise that discharge overboard of black water (even when treated) from any vessel is a violation of the club's rules. Hopefully Urbanna Creek will soon be designated a "NO DISCHARGE ZONE". Meanwhile Urbanna Harbour Yacht Club will do its best to help keep our creek beautiful and restore its health.

Bicycles on the Dock – one of our slip holders was invited to attend our meeting so that he could address this issue. This slipholder who has held a slip for 15 years protested that not having access to his slip by bicycle was a hardship and spoiled his pleasure of use of his slip. After debate it was agreed that in fact this issue should be put before the general membership in April. In the meantime honest consideration can be put to this issue by the board members and slip holders at large.

MOTION

Scott made a motion that until slip holders have discussed this at the April Annual Meeting, bicycles will be allowed on the docks. Motorized vehicles of any kind are not permitted unless for the handicapped. As was stipulated previously, vehicles of any kind for the handicapped are permitted. Bicycles may not be left on the docks overnight. This motion was seconded by Phil Mullins and carried 5 : 1.

NEW BUSINESS

For Sale Signs on Boats - this issue arose because of our rules 16 and 17 and a slip holder who is a yacht broker has requested that he be permitted to put signs on boats that he has for sale. Board members felt that a small sign

would not be offensive to anyone and perhaps at this difficult economic time we should allow them. Rather than the sign which was presented to us which was rather large, we agreed that a sign could be place on boats that was no more than 12" x 16". There can be no signs on pilings or electrical pedestals. It was noted that someone held an "open house" boat event, and it was agreed that an open house is not a suitable venue at a yacht club.

Use of Clubhouse – Scott Cahill said he would like to see more use of the clubhouse. Phil Mullins pointed out that the clubhouse is always available for meetings and functions. It was not thought to be prudent to leave this open at all times because we cannot afford to employ a fulltime dockmaster so therefore there would be no-one around to monitor it. As with the pool, when facilities are available to all they are very susceptible to abuse. We also have to remember that the clubhouse is situated in a residential area and does have a house close by.

Scott Cahill called the meeting to a close at 1:00p.m.

Submitted by Hazel Laughton
Secretary/Treasurer.