

**MINUTES OF THE ANNUAL GENERAL MEETING**  
**OF URBANNA HARBOUR YACHT CLUB**  
**HELD IN THE CLUBHOUSE ON MOLLY'S WAY ON MAY 11 2013,**  
**COMMENCING AT 11:00A**

BOARD MEMBERS PRESENT

David Laughton	President
Fred Eddowes	Vice President
Hazel Laughton	Treasurer/Secretary
Ed Fisher	Director
Wordell Davis	Director
Phil Mullins	Director
Kerry Robusto	Director

UHYC President David Laughton welcomed everyone and called the meeting to order at 11:00A. Notification of this meeting had been sent out in January as required and a copy of the notification was available.

David Laughton was pleased to report that we have had a very good 12 months at Urbanna Harbour. Thankfully we seem to be getting all of the teething troubles associated with the new docks under control and this year winterizing was trouble free mostly to the credit of Phil Mullins who is in charge of maintenance.

**MOTION**

Secretary asked for a motion to approve the minutes of the 2012 Annual General Meeting. Mr. John Bunsavage made the motion which was seconded by Mr. Wordell Davis and carried unanimously.

**Committee Reports**

**Treasurer's Report/Finance Committee - Hazel Laughton**

Balances at 5/10/13

Checking Account:	\$48,714.26
Capital working fund	\$75,514.73
Capital Savings	\$132,310.54

Copies of the 2012 calendar year Quicken report are available at this meeting.

Copies of the current budget are available to slip holders at the meeting.

**MOTION**

Treasurer asked for a motion to approve the budget. Previously 65 approvals had been received in the mail. Mr. Robert Fitch made the motion to accept the budget which was seconded by Mr. Bruce Woodruff and carried unanimously.

Treasurer reported that only one slip holder did not pay their dues over the last years and we finally took legal action and the amount due was paid in full. The problem with this solution is the incurred legal costs.

The audit for 2011/2012 is available on the UHYC website.

Treasurer reported that maintenance costs have been minimal because of the new docks. Phil Mullins will discuss plans for restoration of the clubhouse.

### **Covenants Report – Wordell Davis**

Mr. Davis reported that the revised covenants and rules and regulations are now available on the website after final oversight by Mr. Byron Parker - Lawyer. These documents have been registered with the Middlesex County Circuit Court at a cost of \$55.

### **Maintenance –Phil Mullins**

#### ***This year***

Maintenance has been at a minimum since we installed the new docks. However, we do have problem areas – specifically the clubhouse and you will see our plans for this under new projects.

During the meeting Tammy Matsey advised that one of the toilets in the south dock ladies bathroom was loose and leaking water – also that the grid outside the shower in the ladies bathroom at the south dock was broken. Both of these items will be scheduled for repair. We have had many problems with the bathrooms and replaced several toilets and urinals.

The swimming pool steps are cracked and Phil Mullins will be looking at ways to prevent this problem from worsening. Next year we may have to make more extensive repairs in this area. Phil told those present that the investment in the new pool cover had paid off because opening up the pool this year is proving to be much less costly and much easier. With the old cover removing the algae and cleaning the pool was a major problem.

#### ***New projects:***

We have just received quotes for putting new shingles on the clubhouse roof and also for re-siding the clubhouse. The total cost for these two very important upgrades is \$11,318.50. Funding for this will come from the Capital working fund and work will commence immediately.

### **NEW BUSINESS**

Mr. Ed McChain reported that the paving in the turning circle at the north dock needs some attention. Phil Mullins and David Laughton will be checking into this problem.

Mr. Ed McChain requested that the board look into extending the season for the pump out station which currently is winterized and dewatered with the docks themselves. He suggested that some people use their boats up until the end of December and that it should be available for use earlier in the spring.

Phil Mullins responded by telling Mr. McChain that the pump-out and docks are winterized at Thanksgiving and that from the beginning of November until close down the pump out station was used less than one hour. In fact, since the pump out station was installed 2 years ago, there has been a total of 11 hours of use; which is very little considering the number of boats in our Marina with holding tanks.

This was discussed during the AGM and it was decided that protecting the pump from freezing itself was not the problem; the problem arises because the discharge pipe which runs from the pump all the way under the docks to the septic field would have to be protected from freezing. This would mean dismantling the docks to access the pipe all the way from the pump-out to the shore. This would not be feasible economically for the limited use it would get. The board will discuss this at their next meeting but David Laughton said it is unlikely that this will be adopted because of the costs involved.

### **BOARD MEMBERSHIP**

David Laughton reported that each year we will be replacing a board member as one steps down. This year Vice President Fred Eddowes is stepping down. David Laughton thanked Fred for his sterling service and support during the rebuilding and reorganization of the docks and said he will be missed. Fred also was the social chair and organized some lovely events of his term of office.

David Laughton then welcomed Neil Thompson and introduced him to the membership present. Neil has very kindly volunteered to fill the vacant seat on the board.

Secretary asked for a motion to approve this change.

### **MOTION**

Tammy Matsey made a motion that Mr. Thompson be accepted as new board member. This was seconded by Betty Eddowes and carried unanimously.

### **SOCIAL EVENT AND ADJOURNMENT**

At 11:45 a.m. a motion to adjourn the meeting was approved with the President welcoming everyone to join in the cookout immediately following the meeting. During the next board meeting a new social chair will be nominated.

Minutes prepared by  
Hazel Laughton  
Secretary/Treasurer