

MINUTES OF THE ANNUAL GENERAL MEETING OF URBANNA HARBOUR  
HELD IN THE CLUBHOUSE ON MOLLY'S WAY ON APRIL 16, 2011  
COMMENCING AT 10:30A

BOARD MEMBERS PRESENT

David Laughton	President
Fred Eddowes	Vice President
Hazel Laughton	Treasurer/Secretary
Ed Fisher	Director
Wordell Davis	Director

ABSENT

Phil Mullins - Director

David Laughton has replaced Scott Cahill as President. Scott stepped down from the Board at a meeting on April 2 and the Board voted David Laughton in as President at that time.

David Laughton welcomed everyone to the meeting at 10:30A. President took a roll call of board members present and stated that as 35 slips owners were in attendance at the meeting a quorum was in attendance. He further stated that the correct notifications of this meeting had been sent out in advance as required and a copy of this notice was available for viewing. Further the Secretary asked for a motion that the minutes of the 2010 AGM be accepted.

Ann Helber made a **MOTION** that the minutes from the AGM held in May 2010 be accepted as posted on the official UHYC website. This was seconded by Glen Mullins and carried unanimously.

Committee Reports

Treasurer's Report/Finance Committee - Hazel Laughton

An Audit is underway for 2010 – this will be available on line when it is to hand  
Budget - 76 votes accepting the 2011/2012 budget – Hazel Laughton made a **MOTION** that this budget be accepted as presented. Seconded by Fred Eddowes and carried unanimously.

Final accounting of docks was available for all at this meeting – the balance remaining is now in a MMA making approximately 3 per cent. Finance Committee will be looking into other very safe investments.

Balance in checking currently \$40,106

Capital regular account \$47,549

MMA - \$130,661

All financial information is available to any slipholder at any time.

Hazel Laughton told those in attendance that Insurance is taking a large proportion of our funding and although we have approached several different sources no one has been able to get a better quote than what we already have.

### Yacht Club/Social Fred Eddowes

Fred commented that we created a club but we need to take a hard look at whether or not there is enough support for this club. The club provided for some of the entertainment we did last year and the year before. We also have shirts and hats for sale and the small profit from these items goes to help offset some of things we do. Fred asked the secretary to send a questionnaire around to members to find out how much interest there actually is in a yacht club, sailing and social events.

The Club at Urbanna Harbour is a member of the American Cruising Club and all our membership has received membership cards to the ACC. Membership has reciprocity – our members can go to other clubs. Although we do not have slips available for visiting yachts – Urbanna Creek is a nice anchorage. Membership to the ACC costs \$450 per year with renewal in May. We need to take a vote of the membership to see if we wish to remain a member of this organization.

The next social event will take place on the Saturday of Memorial Weekend. This event will be held under a small tent and we will be serving hot dogs, beans and coleslaw. We ask members to bring along a dish which could be shared with others. We will not be providing beer or wine but will serve Coca Cola and desserts.

There will be additional events this summer – 4<sup>th</sup> July and Labor Day. Fred asked for volunteers to be part of the social committee.

### Maintenance – In the absence of Phil Mullins

#### Wordell Davis read this report

Introduction of committee members:

Woody Davis, Clyde Roper, David Laughton, Ed Fisher and chair, Phil Mullins.

We welcome new committee members; if interested please contact us.

Recently completed projects:

- Two toilets at the South Dock men's bathroom have been replaced and leaking faucets repaired.
- The flush mechanism on the urinal in the south dock men's room occasionally sticks and will not shut off. This mechanism will be replaced next week. One toilet in the women's bathroom has been replaced and a light fixture in this bathroom will be repaired and a permanent blind attached to the window.
- Shower curtains in both the men's and women's south dock bathrooms are being placed. The curtains at the north dock appear in good shape.
- The sewage pump for the south dock bath house had to be replaced this past week. The pump, float switches and electrical connections are being replaced and a warning light system will also be added. We had a big problem last week when a major sewage back up occurred in both bathrooms. This problem was made worse when someone used the men's restroom, ignoring the out of order posted signs.

- Brush has been cleared along the perimeter of the south dock walkway and around the perimeter of the property. This area will be mowed on a regular basis so that it can be kept clear.
- Finally, after the completion of many forms and many visits to the county office, it appears we will have our permit to spray the Phragmites. Roy Pace and Phil Mullins attended a Wetlands Board hearing on April 12<sup>th</sup> at which time our application was reviewed. At this hearing we were told that our permit application would be granted pending receipt of certain information pertaining to a replanting plan, verification that our chosen spraying contractor is certified by the state for phragmite spraying, and other details pertaining to the chemical that will be used for spraying. This requested information will be supplied as requested to the board within the 3-4 week. The initial spraying will take place in July or August. The second spraying will take place at the same time frame next year, and the replanting will take place 1 year following the 2<sup>nd</sup> spraying. We will need lots of volunteers when it comes time for replanting.

Moving on: A new much improved pump out station has been ordered and should be installed by mid May. The state will pay for 75% of the cost of the pump, installation, and regular haul outs. The porta potty dump site, at the north dock holding tank area, will be made “more user friendly”. We will install a solar powered level gauge warning light system so we are alerted as to when the tanks need to be pumped out.

Since the Cottrell land sale did not go thru, we have cut and removed 4 “leaning trees” from “our ditch” and will be assessing the cost of repair to an erosion problem that is causing more trees to fall. Since this property is adjacent to a state maintained highway, we will also be talking to the VDOT engineer to determine the state’s responsibility, if any, for correcting this problem.

As usual, the pool will open on Memorial Day.

When the water to both north and south dock was turned on April 2<sup>nd</sup>, there were multiple leaks on both docks. The system is being repaired now and hopefully the water will be on within the next couple of weeks. The problem occurred because the pvc pipe constricted during the winter months. Expansion joints will be added in various spots throughout the dock system to prevent this from occurring again.

#### New projects:

We will be replacing the floating raft that we have all enjoyed to move between the south and north docks. David Laughton is in charge of this project. Hope to have the new raft in place early summer. If anyone wants to help in the building of this raft, please see David or Phil Mullins. We lost many piling caps over the winter due to high winds. Our plan is replace these caps in May and at the same time “glue down” all caps.

There will be a sign placed at the entrance to both docks stating there is to be no sewage discharge (treated or untreated) from any vessel into our harbour. We will soon have a

properly functioning pump out station that is free. I see no valid reasons for anyone pumping overboard.

Fire extinguishers will soon be located at the end of the walkway bridges. There were many fire extinguishers on the old dock and none of them were ever used. Since most boats at UHYC have fire extinguishers on board, we decided not to go to the expense of placing fire extinguishers all around the docks as previously located. We are also investigating a portable pump system that would draw water from the creek for use to combat an emergency fire.

Final comments: Please secure loose items on your boats before leaving. Please make sure your boats are properly tied off and please take your trash to the dumpster and not put in the trash cans near the bathrooms. You notice trash lying around, please pick it up and if the trash can is full, taking it the dumpster is only a short walk. Our bathrooms are cleaned on Fridays, so please try and keep them clean during the weekends for the use of everyone.

#### Covenants Committee – Wordell Davis

Members of the committee: John Steck, Paul Clark and Linley Loving

The Covenants Committee has met five times to discuss the rules and regulations and bylaws. They will prepare a report to put before the board at their next meeting. This is a preliminary step before going to full membership for approval.

#### UNFINISHED BUSINESS

##### 1) Bicycles on the dock

At a previous board meeting a motion was made to disallow the riding of bicycles on the docks. After further consideration the board feels that as we have one or two mature slipholders that would be adversely affected this motion should be voted on by the general membership. We would like to suggest the following motion:

- (1) Non-motorized vehicles only (except for those who are disabled)
- (2) Mature riders only – no children.
- (3) If a cyclist meets a pedestrian on the dock he must stop and either let the pedestrian walk past before proceeding or if he meets a group of people on the dock, he must walk his bicycle past the group.
- (4) Bicycles will not be parked on the main dock – they must be either put onto your boat or parked at the very end of your finger pier with your neighbors permission. This should avoid having an accidental collision or one or more people falling into the water. Finally, if any damage is caused by the bicycle i.e. pedal scraping a dock box, marks on the docks, etc. the bicyclist will pay for such damage.

#### Voting motion

Charlie Austin suggest we adopt the motion listed above 1 through 4 which was seconded by Fred Eddowes and carried with one slipholder voting against.

**COMMON LAND SALE ISSUE:**

David Laughton addressed the issue of the common land to put any animosity to rest.

He gave a brief history of this issue:

Last year we discussed the sale of a piece of common land to Mr. and Mrs. Cottrell. This is now a dead issue. However, I would like to point out where this land is as some people are under the impression that the land where the meters and the utility pier go ashore is the property of UHYC and this is not the case. UHYC property is to the road side of this, anyone going on this property for anything other than reading the meters is trespassing on Mr. and Mrs. Cottrell's property.

He concluded by saying that the board had taken legal advice and the lawyer commented as follows:

“On the issue of the land sale, it appears to me that unfortunately DPOR is correct. UHYC, from the documents I have been provided, is governed by the Virginia Condominium Act. Additionally, the tract of land proposed to be sold is specifically listed as a common area. Consequently, under the applicable Code provision a unanimous vote is required for disposition of that tract of land. If you would like a more comprehensive version of the foregoing, I will be happy to provide you with one.

**THE NEW DOCKS**

David Laughton said that he was happy to report that after meeting with the VMRC representative and walking the docks – he was informed that they had passed inspection and were in full compliance with VMRC requirements. We will be receiving a certificate to that effect.

**NEW BUSINESS?**

There being no new business The President brought the meeting to a close at 11:30 a.m.

Minutes prepared by  
Hazel Laughton  
Secretary/Treasurer