

MINUTES OF THE ANNUAL GENERAL MEETING OF URBANNA HARBOUR
HELD IN THE CLUBHOUSE ON MOLLY'S WAY ON MAY 5 2012, 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

UHYC President David Laughton welcomed everyone and called the meeting to order at 10:30A. President took a roll call of board members present and stated that as only 17 slip owners were in attendance at the meeting we did not have a quorum. Notification of this meeting that had been sent out in advance as required and a copy of the notification was available.

Committee Reports

Treasurer's Report/Finance Committee - Hazel Laughton

Balances at end of April

Checking Account:	\$41,848.19
Capital working fund	\$62,465.10
Capital Savings	\$131,828.65 (at .48%)

Copies of the 2011 calendar year quicken report are available at this meeting.

Copies of the current budget are available – we have received 84 signed approvals, therefore the budget as presented today is now in effect.

The audit for 2010/2011 is now being prepared.

We have received payment for the only outstanding new dock assessment; this was done through use of legal proceedings.

Social Report - Fred Eddowes

UHYC shirts and burgees are available. You can contact Fred Eddowes or go to our website where there are details and an order form.

Social Events – today will be the opening social event of the season. There will be a closing event at the end of the season. It was decided that our social events will not take place on major holidays because most families have their own agenda at those times.

We have been working with the Richmond Sail and Power Squadron and the USCG Auxiliary in an endeavor to organize boat safety checks. These checks take about 30 minutes and are free of charge. We will be sending out invitations via email so that we can set up appointments. The people who perform these checks are not officers of the State of VA and have no authority, therefore boat owners do not have to be afraid of being cited for any violations.

Maintenance – In the absence of Phil Mullins

Wordell Davis read this report

New projects:

Last year's Big expenses:

Clubhouse windows were replaced.

New carpet was installed in the clubhouse.

Pool cover was replaced.

The septic sump pump was replaced at south dock club house

A new very reliable pump out station and holding tank overflow warning system was purchased and installed at north dock. We were reimbursed for 75% of cost from state of Virginia and will continue to be reimbursed for cost associated with servicing the system and for all pump outs of the holding tanks.

2 toilets were replaced in South dock bathhouse.

Water meters were installed at both north and south docks which will now provide us accurate consumption readings, which should offer considerable savings in our water bills. Also several leaks in the system were repaired during this process.

Phragmites around the perimeter of the property was sprayed.

Electrical ground wires that were chewed up by squirrels shorting out our light system on north dock had to be replaced.

Other ongoing and miscellaneous expenses during 2011 included:

Brush clearing around perimeter (North and South dock area)

General Pool maintenance

Bathhouse janitorial cleaning

Lawn mowing, shrub cutting

Chairs purchased (at great price) for clubhouse

This year

Damaged float under the dock area (slip of Blue Goose) was replaced by David and Roger. Expenses have been charged to the slip owner. This damage occurred because the slip renter improperly attached his spring lines which caused major damage to floats when the swim platform ramped into the float. For any boat owner having a swim platform, please make sure that your spring lines are properly attached to keep your boat from hitting the dock. If you see a boat that is not tied up properly, please advise one of the board members or Roger Van Liew on slip 81.

3 leaking water spigots have just been replaced. We are pleased to report that there were no other leaks in our water system when we turned on the water this year. It appears that all the repairs made last summer after last season's water break disaster have been successful.

The south dock clubhouse decks will be sealed by early June.

VPPSA, the current contractor for the removal of our trash, beginning July 1st will no longer handle this service. Since Middlesex County is no longer subsidizing this service, our cost will go up. Bids will be evaluated from several contractors.

Even though signs are posted that this dumpster is for the use of Urbanna homeowners and yacht club members, many unauthorized people continue to use the dumpster. This is a problem for which we have found no resolution. Please use this dumpster for disposal of typical boat trash and take large items to the Stormont trash center which is only 5 minute away. We will continue to have a trash can in the pool area. When you see the can is full, we would much appreciate you removing the bag and putting it in the dumpster.

The roof of the clubhouse needs replacing, but we probably have a couple more years before we have to incur this expense. Many shingles have been lost; however, we have noticed no leaks yet.

Slip holders were asked to make sure any loose items on deck are stored below before leaving their boat. Picking up items off the shoreline is an ongoing chore that can be minimized with everyone's help.

Covenants Committee – Wordell Davis

The excellent work of the Covenants Committee is now in the hands of Byron Parker UHYC lawyer. As soon as the board has approved the changes and updates they will be available to members for overall approval and adoption. Unfortunately Byron had a last minute change to his plans and could not attend this meeting. The revised bylaws will be discussed at our next board meeting.

OLD BUSINESS

Installation of New Board Members.

David Laughton asked for a round of applause for outgoing Director Ed Fisher. As you all know Ed played an integral and vital part in our new docks project. Ed is now taking a well-deserved break from the affairs of UHYC.

Five slip holders volunteered for the two vacant board positions, Kerry Robusto, Clyde Roper, Scott Blackwell, John Watlington and Lenny Loving. Kerry Robusto and Clyde Roper got the largest amount of votes and therefore were accepted onto the board with 85 slip holders participating in the vote.

The removable floating raft connecting north and south docks was built and installed by volunteers David, Roger, Phil, Woody and Clyde and this raft can be easily moved for access behind the docks. During discussions with the board it was agreed that easy access between north and south docks is imperative, especially when boats are in distress or there is a problem on the docks

NEW BUSINESS

Hazel Laughton showed the group a brochure that the webmaster David Broad has been helping to produce. We had 500 of these printed at a cost of \$162. A copy will be sent to each slip holder and renter. Copies will be available for local realtors and also for new renters. These brochures spell out some of the rules and regulations of UHYC. The brochure is a tri-fold and is in color.

David Laughton explained that we have plans to purchase portable pump out and fire prevention equipment which will be stored at the south dock for use at both north and south docks and the floating removable pontoon now gives easy access to all areas.

Elizabeth Eddowes suggested that the board consider purchasing a defibrillator. This item will be on the next board meeting agenda but most at the meeting thought the purchase of this item would be an asset. There would also need to be a few training sessions.

Minutes prepared by
Hazel Laughton
Secretary/Treasurer