

URBANNA HARBOUR YACHT CLUB
BOARD MEETING MINUTES

June 8, 2019 AT 2pm

Attending:

David Laughton, President
Hazel Laughton, Treasurer
Susan Armentrout, Secretary
Phil Mullins, Director
Joy Mullins, Director
Michael Silvay, Owner

Absent:

Steve Bingham
Dan Matsey

David called the meeting to order at 2:02 pm. Minutes from the Annual General Meeting (May 4, 2019) had been distributed previously and a motion was made, seconded and carried for approval. During the President's report, Michael Silvay was introduced to the Board and a motion was made, seconded and carried to appoint him as a director upon Phil Mullins' retirement from the board, which is anticipated to be by the end of August. We currently have 7 filled board positions, which is the maximum permitted by the bylaws.

Treasurer's Report:

Hazel submitted the following-

Sona Bank balances as of June 8, 2019 include \$64,680.49 in Checking, \$29,761.40 in Capital Fund, and \$28,391.56 in Working Capital. The C&F Bank Capital Account balance is \$87,396.35 plus 3 savings CDs at \$35,000 each plus accrued interest.

Our attorney David Eberline is placing liens on two slips (Elsesser and Davis) for unpaid dues. Mr. Eberline is also now handling our SCC filings at an expected annual savings of \$300.

There are 3 other slip owners who have not yet paid dues, however all are in touch with Hazel about payment plans.

We have received an update of the Property Owners Disclosure Packet Resale Information, and our packet will be updated accordingly.

Our fiscal year end is July 31, and after all year end reports have been printed for the accountant, Hazel will be upgrading the computer. It is almost unusable and still is using Microsoft Windows 7.

Maintenance Report:

In light of Phil Mullins' eventual move, a discussion was held about the strategy for covering routine maintenance that Phil has done on a volunteer basis for years. While Michael Silvay agreed to work with Steve Bingham to manage the monthly task lists and various contractors, all agreed that we need a person on site for day to day tasks and oversight. A motion was made and carried to formalize an arrangement with Roger Van Lew, in exchange for a seasonal (March through December) stipend of \$350/month, to take over many of the more routine but necessary tasks at the pool, bathhouses and the docks. Phil has kept a great calendar of monthly items that need to be managed, as well as a contractor list, which will be very helpful going forward in his absence. This will also authorize Roger to take a more active role as a liaison for the board with slip owners and renters as issues arise. The database of current owners and renters, as well as a copy of the rules will be provided to Roger. Phil and other board members will meet with Roger to discuss the idea, and report back. (Update: the meeting with Roger occurred and a task list was agreed upon. The position will begin July 1 this year)

Old Business:

North Dock Additional Kayak and Dinghy Rack: The idea of adding rack storage at the north dock entrance was revisited. It was decided to poll the membership to see if there would be enough new net reservations to help offset the cost.

Insurance Stickers for Pedestals: The labels for the dock pedestals have arrived and ways to identify the insured boats was discussed. Managing a variety of

insurance expiration dates and transient boats will always be challenging, but our first steps should be wrapped up by July 1.

New Business:

Boat Lift Approval Process: A new owner requested information on installing a boat lift, which led to the need for the board to examine the approval process for such items. Our bylaws establish that the board or its designated review committee must approve any alterations/modifications to the docks. The bylaws also indicate that a member of the HOA should be a part of such of a committee. For aesthetics, and future dock flexibility, a motion was made and carried to consider only floating boat lifts for approval in the future.

Owner Concerns: An owner raised several issues including unleashed dogs on the docks, concern about perceived issues with renters, and unsafe/uninsured boats in slips. The board shares all of these concerns and has been working hard during the past year to develop a complete database of owners and renters with accurate contact information and insurance compliance. We agree that we need a simple list of yacht club rules (it is currently over 4 pages on the website) for owners to use with renters, and that some of our signage needs replacing. We have also reached out to some of the known “violaters” of the dog policies and address pool and bath house issues as they arose. The past three weekends have been much improved in regards to the issues experienced during Memorial Day weekend. Having Roger on the payroll will also help us identify owners or renters that need rule refreshers from the board. With the 4th of July coming up, we will send a reminder email to owners and renters about rules and fireworks restrictions.

There being no further business, the meeting was adjourned.

Submitted for approval by Susan Armentrout, Secretary