

LAKE CHELAN YACHT CLUB

OCTOBER MEETING MINUTES – October 13, 2018

Meeting was called to order by Rear Commodore Tami Gurnard at 9:04 AM.

MINUTES

The minutes of the September 2018 meeting were read and approved.

COMMUNICATION

1. Multiple emails and letters were received regarding the removal of RV's from the RV area for reconfiguration and concern regarding being asked to reconfigure the RV area due to one lease holder's unwillingness to comply with the rules. It was confirmed that there was a mistake in the previous newsletter. No removal is necessary.
2. Steve and Karen Johnson sent a thank you note for the quick action by members to help following their son Keegan's Kabota accident last year and reported that he is doing well.
3. Dave Baker sent a letter informing the membership of the demolition and construction work that will be taking place on Lot #6 over the next months. Please stay clear of the area for your safety.
4. Carl Polson, PC sent a letter removing himself from club responsibilities regarding our website, computer support, etc. as volunteer position as of January 1, 2019. He also provided the annual costs associated with the running of our web site, key card and security system for the board to review for future payment.

ACTION REQUIRED: Board will need to discuss at the November meeting and include in the 2019 Budget.

5. Tax assessment for the LCYC parcels were received. The 3 parcels are now taxed in a total value of \$2,759,415.00. This is a small decrease from the previous year.
6. Gayle Britt submitted a budget proposal for sound boards to decrease the noise in the Clubhouse meeting room of approximately \$12,000.00. **ACTION REQUIRED: Table until the November meeting.**

SPECIAL BUSINESS

John Shimek, Lot 32, is adding a foundation to their cabin that was originally built on stilts. The work will start this week. There is FREE firewood available at the front of his lot available for any member to have. Permits and plans were submitted to the board. The board voted to approve the plans and allow the remodel work.

An Emergency Meeting was called by the board per the bylaws. The topics discussed included 1) Rob and Belinda Tidd leaving as Business managers. Samantha Myers will be taking over as Business Manager. Clifton, Allen, Larson will continue as our Tax Accountants. 2) There was a discrepancy Labor Day weekend between the fuel that was pumped and the funds and IOU's that were collected by the Vice Commodore of approximately \$1,800. Since the meeting most of unaccounted for sales have been accounted for and paid. Approximately \$500 still remains and Samantha and Steve are trying to determine who owes the money. An email was sent to members asking them to pay anything owed and Samantha will continue to investigate to recover the missing funds. **ACTION REQUIRED: Continue to investigate discrepancy and report outcome at the November board meeting.**

The board received complaints regarding the inappropriate conduct of a member during an event. Due to the nature of the concerns, they will remain confidential. The board is taking the appropriate action and the member will be notified formally and a record of the notification will be kept, stating that future actions of an inappropriate nature could result in the loss of membership.

TREASURER'S REPORT

General Fund: \$177,635.17

Moorage Fund: \$153,782.86
Villa Area: \$58,404.76
Capital Fund: \$ Still showing same figure from last meeting (working on correcting)
TOTAL CASH FUNDS: \$395,195.09

Action taken: Treasurer's Report approved and bills in the amount of \$20,937.18 were approved to be paid.

MEMBERSHIP

Presented for regular membership were David and Ena Green (sponsored by Barb Elred and Connie Smith) and Rob and Lisa Meyers (sponsored by Leroy and Cindy Thomsen (not present) and Tami Gurnard). Both were approved for membership. Burgees and annuals presented. We currently have 223 Regular, 12 Family, 18 Social, 24 Lifetime and 2 Honorary members.

WATER

Trustee Rob Eldred was not present but requested that all water be shut off to villa cabins by October 31, 2018. Water will remain on to the Clubhouse, restrooms and Manager's cabin through the winter.

FINANCE

Samantha Myers was introduced as our New Business Manager. She is working on updating records from June 2018 through November 2018 and will give an update at the next meeting. Please Communicate with Samantha for Financial Questions. Marv Gellatly requested a copy of the 2017 Balance Sheet for insurance purposes. Samantha will provide the document.

HOUSE AND GROUNDS

Club Caretaker Steve Polson reported 1) that garbage service will be paid by the Villa fund for the month of October and winter garbage, paid for by participating villa residents, will begin November 1st. Contact member Joyce Harris if you would like to have winter garbage. 2) A reminder was given that he has shifted to off season hours due to the decreased demand. His phone number will be posted at the pumps should anyone need gas during typical business hours. If you know in advance that you will need gas, he would appreciate advance notice so that he can make sure that he is at the club. 3) Steve thanked member Bruce Schlotfelt for sawing up the drift wood in the swim area and also replacing the belt on the lawnmower. 4) The clubhouse fireplaces need repair, please do not use until fixed. 5) A reminder that the restrooms and the clubhouse are now locked and you will need your key card to enter. With the new system, your key card remains current as long as you are a member. New ones will NOT be issued each year.

Samantha Myers will contact Waste Management to determine if the Club could get a better price from them versus Zippy.

RENTING of the Managers Cabin and the Clubhouse for 2019. The board will need to develop rules and procedures for making reservations and then post them so it is clear to all and all have an equal chance to do so. Tami Gurnard, Annette Lundin and Samantha Myers will meet to discuss and bring options to the board at the next meeting.

RV AREA

RV area Chairperson Larry Davis was not present. He had previously stated that he would resume the role of Chairperson once the rule violation issue was resolved and to date it has not been resolved. It was reviewed that the RV rules state that you cannot block another trailer. Two RV meetings were held trying to resolve the blocking issue, with the RV lease holders unanimously expressing that the issue needed to be resolved and that the trailer that was blocking needed to move back. A board vote was taken requiring the Space 12 leaseholders to move and comply with the rule or their lease would not be renewed for the 2019 year and a letter was sent to them stating this request. A request to reconfigure was considered but it was stated at the October meeting that it had been tried unsuccessfully in the past and that the majority of the lease holders were not in favor. It was also stated that the majority agree that those who are in compliance should not be required to move because one lease holder refuses to comply with the rules. Currently, the vote and letter sent to Space 12 leaseholder still stand and will be enforced. If the lease holders want to explore trading with another lease holder to mitigate the issue, the board would consider that option, otherwise they will need to move back or pull out.

The board is in the process at looking at the actual costs of the RV area to determine if the current lease fee covers actual expenses.

Wave Broadband Cable will be discontinued in December 2018 due to the high cost that continues to increase. Cable and Wi-Fi are still available in the Clubhouse. The RV area will need to help the board come up with a solution for a less expensive option for cable, if lease holders are interested. Some present expressed that they are not.

Action Required: 1) Options for cable service will need to be discussed at an upcoming meeting. 2) The board will need to follow up with the Space 12 leaseholder to assure compliance to the rule by moving their RV back as to not block Space 11 in the future.

RESIDENT AREA (VILLAS)

Discussions regarding moving to a long term or perpetual lease took place. It was expressed that we would need some LEGAL and BANKING support to make this happen. Any person with knowledges of leases who is willing to help would be appreciated. Please contact Annette Lundin. A lease can benefit both the villa lease holder and the club as it offers additional protections of your investment. **Action Required: The board will continue to explore the option of long-term Villa leases with Villa residents to determine if it should be presented for a vote.**

SOCIAL

Regatta Recap: As members expressed concern regarding many Regatta decorations being thrown away instead of being saved, Steve will be making an inventory of current decorations that can be used for future events. Board members and volunteers will refer to this prior to purchasing more decorations in the future in an effort to keep our costs down. The board and the bookkeeper still need a cost breakdown on the alcohol purchased. It was stated that some of this was intended for next year's events but it doesn't appear that very much alcohol was left over for future use. The Regatta event was a loss of approximately \$1400.

MOORAGE

Discussion was held regarding how boats are tied in the slips in the marina. Our Club Bylaws and Moorage rules support a required procedure in our marina. This is to protect your boat and our docks. Most of the documented concerns have been met; there are still some out of compliance. There are not clear ramifications for failure to comply. They will need to be added to our rules or bylaws for better enforcement. With a bylaw/rules change, it will enable the Club to address those out of compliance and could result in the loss of your moorage lease.

An email with a new invoice from Courtney at Mountain Barge Services was forwarded from Vice Commodore Ray Hobson who was not in attendance. The cost of repair for the up lake North portion of the breakwater has increased due to cost of labor and materials. Bids tend to be good for 30 days so a decision regarding how to proceed needs to happen quickly. The bid went from the board approved \$150,000 to \$223,400. With the increase of cost, we need to find a way to come up with more money. The \$150,000 was approved by the board at the July meeting and we cannot proceed with the work until a new vote is taken approving the increased cost. Notes from the new invoice state the work will take 2-4 weeks on site and 14-16 weeks of prep off site. The potential for a moorage lease increase to fund the increase was discussed. Concern was expressed that it should not be just the moorage lease holders who pay for the breakwater repairs as all in the club use and benefit. A request for the actual bid was received, so the board will obtain that for all to review. This issue will require another meeting per the bylaws or be tabled to the November meeting.

Some repairs to the failing hinges on the interior docks have been made by member Doug Fehrer. There are some other repairs that will be needed in the future. It will need to be determined if the arm hinge method is the most cost effective and long lasting prior to proceeding.

Some of this damage is due to the speed (current and waves) created by the Lady of the Lake boats. We thought we had an agreement with them in the past regarding this issue, but currently there does not seem to be a reduction of speed nor do they appear to be moving to the far side of the lake when passing through the Narrows. Roy Vespier agreed to speak with the Lake Chelan Boat Company regarding these concerns and explain the losses we have recently incurred. Legal advice or assistance may be our next step if the Lake Chelan Dock Company does not agree to mitigate the impact of the boats on our docks.

Action Required: 1) Add repercussions for the lack of compliance with moorage line requirements to the Moorage rules or bylaws. 2) Resolve funding shortage issue for breakwater repairs and obtain a complete bid for member and board review and vote to move forward with repair. 3) Continue to work on solutions for interior dock repair and explore the best repair options for future use. 4) Contact the Lake Chelan Boat Company to secure an agreement to slow down and move to the Manson side of the lake when going through the Narrows to decrease the destructive impact their boat waves have on our docks and breakwater or seek legal advice to secure a remedy.

UNFINISHED BUSINESS

1. Draft rules for House and Grounds as it regarding Clubhouse and Manager Cabin rental so that the information regarding the requirements and process is clear and available to all members. **Required Action: Tabled until the November meeting. Add to the agenda.**
2. Tim Gellatly gave a brief overview of the proposed 5 Fingers (property just up lake from the Villa area, used for boat/trailer parking). He has received some engineering bids and will forward his plans to the board for approval. At the November meeting Tim hopes the board will vote for approval so that he can start taking reservations for the RV sites. If approved, an escrow account will be started for site deposits of approximately \$2000 to hold your spot. His proposal is for priority for the list to be given in order first to current RV lease holders, current RV waiting list, and then open to all other members. The details of assignment, cost and deposits will need to be approved by the board prior to any action being taken. He is currently estimating \$85,000 for the new required emergency access, permanent RV lots, boat trailer parking, retrofitting Goat Run for a total of 40 RV lots and 90 boat trailer parking spots. **Action Required: Board review the plans to determine if they can vote to approve at the November meeting.**
3. Discussion was held regarding the access road from South Lakeshore Road to the 5 Fingers boat trailer parking area. It was discussed whether two posts and a chain should be erected and signs posted at the entrance to prevent unauthorized access and reduce risk of theft and vandalism to boats and other member or villa property. This access is not easily monitored and non-members have been found to be on property from this access throughout the summer. The Fire Department will allow this as long as they can cut the chain if necessary. The chain would be uphill on the access road far enough to allow members to pull off before unlocking the combination lock. **Action Required: The plan is to move forward with this project, with all items being donated.**
4. An agreement will be drafted for board approval between the LCYC and the 3 Gellatly property owners who own the recently subdivided property just up lake of the 5 Fingers area, bordering the LCYC property. The agreement will be similar to a permissive easement, granting them access from their property to the LCYC property as members. This will allow these individuals access as long as they are members in good standing but will not carry forward to others should the land be sold or developed. **Action Required: The board shall draft an agreement to be approved by the board and then signed by the 3 Gellatly members who own the adjacent property.**

NEW BUSINESS

None

AGENDA for the October meeting:

All Required Action items shall be carried forward to the following meeting's agenda until resolved.

JACKPOTS

Small jackpot of \$11 won by Tim Gellatly. Large jackpot of \$10 was lost by Scott Wilson as he was not present. Large jackpot will carry over to the November meeting.

The next LCYC Board meeting will be held Saturday, November 10th at 9:00 AM at the LCYC Clubhouse.

Minutes submitted by: Annette Lundin and Tami Gurnard