

LAKE CHELAN YACHT CLUB

DECEMBER MEETING MINUTES – December 14, 2019

Meeting was called to order by Commodore Ray Hobson at 10:05 AM.

MINUTES

The minutes of the November 2019 meeting were read and approved. (Tim/Pat)

COMMUNICATION

1. A thank you card was received from the Gellatly family thanking the Club for the wreath sent to Bruce Gellatly's memorial service. Secretary/Treasurer Steve Polson shared that the Gellatly's had generously chosen the LCYC as a recipient of Bruce's memorial contributions.
2. A request was received to transfer lot #68 from Heather/Mark Jackson to Chris/Kelly Peck. Motion to approve pending measurements/transfer fee payment (Tami/Annette)
PASSED
3. A request was received to transfer lot #39 from Pat/Susie Moore to Heather/Mark Jackson. Motion to approve pending measurements/transfer fee payment. (Tami/Tim) **PASSED**

TREASURER'S REPORT and FINANCE

General Fund: \$239,574.59

Moorage Fund: \$86,586.60

Villa Area: \$66,912.42

Capital Fund: \$23,290.38

TOTAL CASH FUNDS: \$413,405.52

Action taken: Treasurer's Report approved/bills to be paid in the amount of \$3451.71 (Tami/Annette)

A handout was distributed showing the 2020 membership and lease fees with the CPI adjustments. Invoices will be mailed in January. If you do not receive yours, please reach out to Steve or Bookkeeper Samantha Myers to assure that your payments are received by the deadlines. The fees are as follows:

REGULAR/FAMILY MEMBERSHIP: \$671.68

SOCIAL MEMBERSHIP: \$260.54

VILLA/RESIDENT AREA LOT LEASE: \$350.00

RV LEASE: \$1,036.32

Moorage per foot: \$40.64

20 FOOT SLIP LEASE: \$812.80

22 FOOT SLIP LEASE: \$854.08

24 FOOT SLIP LEASE: \$975.36

26 FOOT SLIP LEASE: \$1,056.64

28 FOOT SLIP LEASE: \$1,137.92

30 FOOT SLIP LEASE: \$1,219.20

MEMBERSHIP

Membership Chair Roberta Schott updated the membership totals. They are as follows: 220 Regular, 10 Family, 20 Social, 24 Lifetime and 2 Honorary members. Steve Polson reminded everyone that it would be helpful that anyone that plans to drop or change their membership or moorage notify him as soon as possible, so that invoices can be adjusted. You may email him at stevepolson7272@gmail.com

WATER

Water Chairman John Hancock – NOTHING TO REPORT.

HOUSE AND GROUNDS.

- 1) Steve shared that the floats in the restroom toilets have been sticking intermittently, resulting in the water tanks being drained. He asked that members assure that the toilet stops running before exiting. Discussion was held regarding the need to replace malfunctioning floats once they are

identified. In the meantime, please be mindful of this issue when using the restrooms.

- 2) Gas – if you are in need of fuel, please contact Manager/Caretaker Steve Polson ahead of time to assure that he is on property to help you.
- 3) If you would like to use the clubhouse and have the heat turned up, please contact Steve in advance and he will turn it up for you before you arrive.
- 4) PC Carl Polson had previously presented options for internet/cable to increase our signal strength and decrease our cost. After discussion, the Board determined that Localtel was out best option currently. **Motion:** The Board authorizes Carl to switch cable/internet service to Localtel. **(PASSED)**
- 5) A big thank you to Vicki Hancock and Sally Grout for taking the time to organize both the kitchen and storage room.
- 6) Boyd, asked the Board to consider the asphalt project as a priority once the breakwater project is complete.
- 7) A non-member was observed trying to access the dumpsters. They had been given a code by a member that had been used previously, but was no longer operational. As a reminder, do not give the garbage code to anyone who is not entitled to it. **Action required: 1) Carried forward - Discuss garbage options to limit abuse, decrease cost and finalize prior to the March 2020 meeting. 2) Review cable/internet changes and assure streaming service is not allowed.**

RV/CAMPER TRAILER AREA

- 1) Please contact RV/Camper Chairs David and Lori Franklin via email 30 days in advance to reserve a camping spot. Per the rules, no reservations can be taken more than 30 days in advance. Email them at lcycrv@gmail.com **Action Required: 1) Carried forward - Present the updated RV/Trailer annual user agreement to the board at a future meeting for discussion and approval. 2) Create a winter storage policy and price.**

RESIDENT AREA (VILLAS)

- 1) Commodore Ray Hobson shared that there were recently two separate vehicle accidents in the Villa. He wished members Paula Glenn and Bob Cowan speedy recoveries.
- 2) Craig Mandeville spoke and a) asked the Board to consider budgeting replacement of the water system. b) shared that a concrete truck had been dumping concrete and water at the end of Villa rows. After discussion it was determined that based on the truck color and description that it was Riverway Contractors of East Wenatchee. Ray said that he knew them and would reach out to them and communicate that this was not acceptable. c) stated that he believes there are dangerous trees in the Villa. Craig agreed to give a list of the trees he is concerned about to Vice Commodore Tami Gurnard so that the Board can review it in the future. d) Craig expressed concerns about sheds in the Villa. The Board agreed that this was an area for the Construction committee to review for any future construction. **Action Required: 1) Carried over - Villa Chair to provide a copy of signed lease to each Villa owner. Vice Commodore Tami Gurnard will make photocopies and Sec/Treasurer Steve Polson will send them out to Villa owners via mail if not in residence. 2) Refer water system replacement budget to the Finance committee for consideration. 3) Follow up to determine if Riverway was contacted.**

SOCIAL/EVENTS

- 1) The January meeting/officer installation will be held January 11th at the LCYC Clubhouse. The meeting will be at 3:00 PM with a Club sponsored meal and beverages to follow, with a kettle bonfire on the down lake patio. Please plan to attend. An email invitation with additional details will be sent out.
- 2) There will be an unsponsored Daytona 500 viewing gathering in the Clubhouse on February 16th in the Clubhouse. All are invited. BYOB and appetizers. For questions, please reach out to Tim Gellatly.

MOORAGE

- 1) **Breakwater** – a) Commodore Ray shared that Mountain Barge Services is scheduled to begin placing the newly completed and tensioned concrete bunkers on the uplake arm of the breakwater. They will be attached to the existing piles with chain ring hoops. b) Tami has been working with the marine insurers and is meeting them on site next week. They will determine the value of the marina and the amount of the loss related to the windstorm to determine our insurance payout. Based on the settlement amount the Club receives, we can determine whether to repair or replace the front section of the breakwater. The Board and Moorage Committee will continue to explore repair/replacement designs

and options.

- 2) **Guest Moorage** - The Cove President reached out to ask that we allow two members deep water moorage slips for the winter while their breakwater is under construction. Discussion was held regarding our desire to be a good neighbor but given that we have asked our own members to remove their boats from the marina until the breakwater repairs are complete, it would not be appropriate to give moorage to others. Additionally, our moorage rules require that slip lease holders be LCYC members. **Action Required: 1) Carried over - Review moorage line/snubber rules for clarification. 2) Carried over - Schedule a meeting with the LCBC regarding wake impact on our docks. 3) Consider Moorage rule addition allowing for removal or fines for failure to comply.**

UNFINISHED BUSINESS

- 1) **Five Fingers development** – Tim Gellatly is getting updated quotes for work and reaching out to previously interested members to determine if they are still on board.
- 2) **Bylaws** – The Board has the Bylaw Committee's proposed revisions for review. Much of the changes relate to cleaning up contradictory language plus additions or changes suggested by the Board or members. As this is a lengthy document to review, it was suggested that a Special Meeting be called for a Board member roundtable discussion. The objective is to review and edit the draft document and approve for submission to the membership by mailed ballot as soon as possible. The board voted to hold a Special Meeting on Saturday, January 4th at the Clubhouse at 10:00 AM. Per the bylaws the membership will be advised of this meeting via email with at least 10 days' notice.
- 3) **Finance Committee** – Patrick Moore Jr. reported that our existing loan documents were reviewed by members in the banking industry. It is their feeling that the terms are beneficial to the Club and do not recommend refinancing at this time, even given the balloon. **Action Required: 1) Review and discuss bylaw changes for the board to approve to be sent to the membership for vote. 2) Review next steps for the Five Fingers development after options are presented to the board by Roy and Tim. 3) Bank signatories will need to be update in January, removing Ray and adding Patrick.**

NEW BUSINESS

- 1) **2020 Budget and Calendar** - Incoming Commodore Tami Gurnard presented the 2020 Budget and Schedule of Events. Commodore Ray advised that they will be voted on at the January meeting for approval.
- 2) **Construction Committee** – Committee presented new rules that will govern any future building and excavation in the Villa. **Motion made to approve the rules as amended on December 14, 2019. (Tami/Tim) PASSED** The new rules established are as follows:
 1. Villa roads shall have a twenty (20) foot right-of-way.
 2. Typically, the centerline of the right-of-way shall be the centerline of the existing paved road surface.
 3. No items that will restrict or hinder vehicle passage shall be placed or constructed in the right-of-way.
 4. Where existing (constructed prior to the effective date above) retaining walls, rockeries, power poles, trees or similar elements form an obstacle within ten (10) feet of the centerline of the existing paved surface, the centerline of the right-of-way shall be established as ten (10) feet from the obstacle.
 5. No retaining walls, rockeries, curbs, landscaping or lawns shall be constructed in the right-of-way as established above.
 6. Buildings, sheds, porches, decks, or structures of any kind shall not be constructed within twenty-five (25) feet of the road centerline as established above.
 7. Setbacks as described above shall be required on both road frontages of corner lots.
 8. When a Villa lot building permit/development request is submitted to the Board for approval, a representative(s) of the current Construction Committee shall visit the site, establish the centerline of the road, and mark the required setbacks. Properly identified stakes will be placed, marking the set back lines. The lot lessee and Commodore shall be notified when this has been completed.
 9. The lot lessee shall be responsible to preserve the stakes and observe required setbacks. Any items, per item 6 above, placed within the setbacks, will be required to be removed at the lot lessee's expense.
 10. The Club may remove existing obstacles, as described above, within the established right-of-way, as needed for the safety or roadway maintenance.

- 3) The Construction Committee reviewed concerns expressed regarding the willow tree on Lot 1 encroaching on the Villa road. They recommend that a letter be sent to the lot lease holder. Trustee Tim Gellatly will draft a letter and forward to the Board for approval.
- 4) Membership and Sunshine Chair Roberta Schott presented a request for an exception to the Club's policy regarding summer weekend weddings so that her son could rent the Clubhouse for his wedding. Discussion was held regarding the reasoning behind this limitation and what concessions could be made without compromising the Club's objectives for busy summer weekends assuring access and parking for all members. Based on the 2020 calendar and no Club event, **a motion was presented to allow a Friday only wedding event on either July 10th or 24th, as long as all other rental requirements are met, including off-site parking. (Paul/Tami) PASSED (6 for/3 against).**
- 5) As Construction Committee rules have been established and approved by the Board, the need for the temporary construction/excavation moratorium is no longer necessary. **Motion to remove the temporary moratorium (Tim/Pat) PASSED. Action Required: 1) Approve 2020 Budget and Calendar at the January meeting. 2) Follow up on Schott wedding date to place on Club calendar. 3) Assure construction rules are posted to the web site and included in the 2018/2019 Annual. 4) Approve and send letter to Lot 1 lease holders.**

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

JACKPOTS

Small jackpot of \$22 was won by Craig Mandeville. Large jackpot of \$36.50 was lost by Jim Telford.

The next LCYC Board meeting will be held Saturday, January 11th at 3:00 PM at the LCYC Clubhouse.

Minutes submitted by Tami Gurnard