

LAKE CHELAN YACHT CLUB

JULY MEETING MINUTES – July 18, 2020

MINUTES

The minutes of the June meeting were read and approved.

COMMUNICATION – The Club received the several boat insurance renewals.

TREASURER'S REPORT and FINANCE (Carl/Annette)

General Fund: \$314,524.24

Moorage Fund: \$24,797.24

Villa Area: \$80,048.50

Capital Fund: \$32,790.38

TOTAL CASH FUNDS \$452,160.36

Action taken: Treasurer's Report/bills to be paid in the amount of \$234.53. (Carl/Annette) PASSED

Samantha Myers advised that \$100,000 was moved from checking to savings. She estimated income tax to be paid July 14th for 1st and 2nd quarters.

MEMBERSHIP (Roberta Schott – Chair)

Membership Chair Roberta Schott updated the membership totals prior to the new members joining.

They were as follows: Alexis Gurnard, Dave & Chup Laskowski and Skylar Nelson.

Prior membership numbers: 218 Regular, 15 Family, 14 Social, 22 Lifetime, 2 Honorary.

WATER (John Hancock – Chair)

Nothing new to report

HOUSE AND GROUNDS (Trey Gooch – Chair)

Managers Cabin - Cabin is still available to rent, only Labor Day is reserved. All Covid restrictions are being met. Contact Annette Lundin to rent. A question was asked regarding maximum occupancy. Annette, will look at how many people are able to stay.

Sand Box area – PC Trey Gooch built sandbox and is currently in the horseshoe pit area. Trey will also be refurbishing the horseshoe pits in the near future with new boards and sand.

Internet Service - Wave is our current provider. We will be increasing to maximize the speed and have installed a new router/modem. Will be reducing the availability to stream movies, videos so as not to impact the speed for Club business needs.

RV/CAMPER TRAILER AREA (Lori/David Franklin – Chairs)

For temporary RV spots – email: lcyc@gmail.com Reservations may be made no more than 30 days in advance.

Wait list – Ken Christenson asked to make the RV wait list and waiting to move be posted. Carl will verify the currently posted list. Commodore Tami will print and find an appropriate place to post it for it to be visible.

RESIDENT AREA/VILLAS (Brayden Kirk – Chair)

Trespassing - Chair Brayden expressed concern that Non members found last week on villa property, would like a sign stating Private Property. There is currently one at the entrance but Tami has 4 purchased, and will give to Brayden to have installed.

Dogs - People need to be cleaning up after their dogs. It was mentioned that non-members are using the villa roads to walk their dogs and are part of the problem. Non-members should not be trespassing.

Separating Villa making its own entity – Carl is going to look into whether doing this is feasible or advisable. The intent is to limit the exposure of Villa lot lease holders should the Club be sued. Carl will make a presentation at an upcoming meeting.

Villa Insurance coverage - Cindy Thomsen will help research whether the Club has sufficient coverage for the Villa roads and common areas. She will also explore the minimum amount of liability insurance coverage each lot lease should have. will be checking into making sure there is appropriate insurance in place. As a reminder, a copy of your policy should be sent in each year. Samantha will create a check list of what needs to be collected for each year to be sent with invoice for membership dues.

Villa Meeting – As many of the subjects discussed in a regular meeting are Villa only subjects, it was requested that a Villa meeting be scheduled. It was suggested that Villa meetings be held once a quarter, if possible. Brayden was asked to set a Villa meeting in September via zoom, the same day as the regular meeting.

SOCIAL/EVENTS (Vicky Hancock/Sally Grout – Chairs)

Gathering is currently limited to 10 people or less. There will likely be no more social events in 2020. The issue will be revisited as conditions change. If you have been exposed to Covid or have Covid, please stay home to quarantine and do not come to the Club until your quarantine period has been completed.

MOORAGE (Patrick Moore Jr. – Chair)

Received the following email from Patrick and Tami read it aloud:

Currently I am awaiting updated bids for the breakwater and awaiting bids for replacing the wood docks uplake leading to the breakwater. The permitting process is complete and we just need to purchase our building permit once funding is secured. The finance committee is working on a proposal to determine funding for Moorage needs.

The large ramp removal and dock relocation uplake is complete, also new welded piling brackets are complete on the new section of breakwater.

9 hinges in the last week broke on the inner marina, this is in addition to the hinges previously broke. Currently temporary repairs have been completed. This dock design has been flawed from the beginning because of poor design and lightweight thin gauge aluminum frames. I have met with three different dock builders who have done retro hinge repair ms to the s marina at the lookout marina which is the same construction as LCYC docks and was built prior to the LCYC docks. I completed a walkthrough of The Lookout Marina this last week and that Marina is in horrible shape and over half of the marina is not usable and needing replaced. The hinges have been retro fitted, the hinge issue can be fixed but after the hinge issue is dealt with the rest of the structure begins failing. It is estimated a hinge retro for our marina could cost \$120k. A hinge retro or complete main walkway replacement will be needed in the immediate future.

It is estimated that the immediate need repair/replacement costs for the marina are to be \$1.5 million, including the breakwater.

All repairs are being dealt with as quickly as possible. Unfortunately many contractors do not want to work on our marina due to the poor design and being fearful their company's name will be attached to the marina when failures occur. Honestly I do. It blame the contractors, the marina we have had several inconsistencies and poor design that is leading to the failures we see.

Unfortunately we have a marina that is falling apart that we still owe a great deal of money on and repair costs are significant. We have no warranty. In conversations with all three sick builders they are completely shocked at how much the LCYC paid for this marina and the fact that it is already showing failures within 4 years of construction. All have said had this project been bid on the LCYC would have received bids for galvanized truss game docks wit composite materials and would have been almost \$200k-\$250K less than what we paid for these inner marina docks, don't forget the LCYC also provided volunteer hours into the marina. The inner marina will be something the club will have to deal with within the next 10 years.

Currently I have held off on the no wake bouts until we know exactly where some costs will be for hinge repairs. It is roughly \$1200 per no wake buoy including 700 lb anchor And chain.

Reminder to all Moorage users, proper lines and snubbers are required per LCYC Moorage rules. Overall this year we have good compliance. Also, if you observe damage to our docks needing replaced please let me know ASAP so issues can be corrected.

We still have ramp repairs to B Float and the ramp from the shore to the wood docks in the uplake end.

Last night we lost the transition plate between the wood dock and the concrete dock. It is in the bottom of the lake. Joe Gurnard, Mark Jackson and Brayden will attempt to retrieve and repair today. We have appealed the decision on insurance denial on the marina. All members asked to keep close eye on marina, if there is anything broken, please report to Patrick or Tami ASAP. There was discussion regarding the design and construction of the interior marina and the use of inferior materials that may be contributing to the many failures we are experiencing. One board member cautioned that this statement might not be accurate or prudent. Vice Commodore asked that for clarification that the following statement be read into the read for the minutes. "It's

my opinion, which also includes three marine contractors and the lead welder previously employed by Blodgett, that the inferior design and material used are leading to the failure of the interior docks.”

BYLAWS (Ken Britt – Chair)

Please email Ken at brittpolygraph@gmail.com with any suggested additions or changes to the bylaws. The committee will meet in the Fall. **Action Required:** 1) Assure bylaws are added to web site. 2) With the addition of the Secretary position as it's own office, we need to evaluate whether the numbers required for a quorum need to be adjusted. It was requested that a final copy of the bylaws be sent to the membership. Carl agreed to do so.

FINANCE (Martin Law – Chair)

The committee's objective is to raise money for tentative marina replacement. Currently the committee is considering a plan to present to the board for approval that includes an increase in Moorage and an assessment to all members. The estimated loan amount is for 2.4 million. The interest rate will likely be around 5% with a 20 year term. Before actual numbers can be presented, we need updated bids from Mountain Barge Company and Bellingham Marine. We are waiting on those figures. The Finance Committee also suggested the need for a fund for capital improvements.

CONSTRUCTION COMMITTEE (Tim Gellatly/Trey Gooch – Co Chairs)

New approved bylaws in March require that any new construction or excavation approved by application to the Construction Committee. In addition, new Construction rules regarding set back and right away were approved in December of 2019. An email was sent to all members on May 8, 2020 with a copy of the rules, the Villa bylaws and the application. Commodore Tami requested that the Construction and Bylaw committee compare the new rules to the new bylaws and assure that they do not conflict and if they do, to make a recommendation as to the remedy. It was asked that we determine if the rules and bylaws need to differentiate between a permanent structure and a temporary one for the purpose of requiring a construction application.

NEW BUSINESS

Lot transfer - A motion was made to transfer the improvements of Villa lot 36 from Marvin and Maryann Pitts to Chris & Debbie Bagdon. (Carl/Mark) **Motion passed** pending payment of \$2500 transfer fee and measurement of lot lines.

New Secretary – With the passage of the new bylaws in March, splitting the Treasurer and Secretary, the Board may appoint any member to fill the vacancy. Jenni Parker was appointed to fill the remainder of the 2020 term as Board Secretary. The question arose as to whether Jenni was entitled to run for a flag officer position in September, for the 2021 term as the bylaws state that “all nominees must have been a regular member in good standing for a period of at least 3 years. The Parkers joined in 2018, making 2020 her 3rd year of membership. It was suggested that the intent of this recent bylaw change was to assure that a member had a full 36 months of membership before running. This position was debated with the board having mixed opinions. Commodore Tami suggested that willing and qualified volunteers are not easily found and that it did not seem prudent to deny someone the ability to run based upon this interpretation of the bylaw. Bylaw committee Chair Ken Britt suggested that one available option to allow Jenni to serve, was to not put forth any other nominations for the position, to allow to the Board to appoint someone to fill the vacancy.

Request – Ken Christenson requested a BBQ for the Manager's Cabin, for guest use.

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

JACKPOTS

Small jackpot of \$18 won by Chup Laskowski

Large jackpot of 34 missed by Enrique Esnard

The next LCYC Board meeting will be held August 15, 2020 at 10:00 AM at the LCYC uplake patio.

Minutes submitted by Jenni Parker, Secretary