

LAKE CHELAN YACHT CLUB
Regular Monthly Meeting Agenda--AMENDED
September 11, 2021 – 10:00 AM

***Meeting held on ZOOM virtual meeting only**

Meeting ID: 844 1810 0236

Meeting Password: 348675

Board Members Roll Call of Attendance:

Commodore Pat Moore, Present
Rear Commodore Samantha Myers, Present
Secretary Cindy Maxey, Present

Vice Commodore Mark Jackson, Present
Treasurer Steve Polson, Not Present
Past Commodore Tami Gurnard, Present

LCYC Trustees

Rob Eldred, Present
Cindy Thomsen, Present
Carl Polson, Present
Mike Smith, Present
Joe Snell, Present
Zach Keller, Present

Special Business

- Moment of Silence in Remembrance of 9/11
- Election of 2022 Open board positions
 - Commodore – Mark Jackson automatic by bylaws. (NO VOTE)
 - Vice Commodore
 - Samantha Meyers – nominated by Steve Polson --Elected
 - Rear Commodore
 - Cindy Maxey – Nominated by Martin Law--Elected
 - Treasurer
 - Dan Nichaulus – Nominated by Pat Moore--Elected
 - Secretary
 - Roberta Schott- Nominated by Roberta Schott--Elected
 - 3-year Trustee 1
 - Cindy Thomson – Nominated by Marcia Henkle--Elected
 - Roy Vespier – Nominated by Zach Keller
 - 3-year trustee 2
 - Dave Baker – Nominated by Michael Scott
 - Brian Morris – Nominated by Pat Vollandt—Elected

Cindy Thompson stated that she does not believe voting/polling via Zoom is a secure and reliable form of voting to which Carl Polson agreed. Discussion ensued concerning allowing people to also vote with a paper ballot.

Review/approval of previous meeting minutes

- July regular meeting minutes motion to approve by Mike Smith and 2nd by Tami Gurnard.

Communications

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Treasurer's/Business Manager Reports (Steve Polson)

- July financials review and motion to approve by Tami Gurnard and 2nd by Mark Jackson
- August financials review and motion to approve by Tami Gurnard and 2nd by Mike Smith
- Sam noted that in both the July and August 2021 financials there is a utilities entry that is listed as electrical/other which should be categorized as General.
- Sam noted that Steve Polson will be purchasing a cashiers check on behalf of the club to pay the 100.00 fee to the health department for our water permit.

Membership (Roberta Schott)

- Regular members 231, Social members 13, Lifetime members 22, Honorary 1, Family 15.

New Members: (All Approved for membership)

Eric and Michelle Loomis---Approved

Regular Member

Sponsored by: Mark Jackson and Roberta Schott

Jacob Karcutski---Approved

Regular Member

Sponsored by: Brian and Betty Karcutski and Steve Polson

Darrin and Wendy Oelke---Approved

Regular Member

Sponsored by: Pat Moore and Roberta Schott

Roberta noted that she called all recent potential members to inform them that membership is getting full (235 is the max). All but 1 decided to wait until January to join. The 1 potential membership could be happening at the October 2021 meeting.

Water System (John Hancock)

- John reports that the water system is doing good.
- Leroy Thomsen proposed that he and volunteers dig up and replace standpipes on the first row as a test to see what exactly is involved with removal and replacement. The first row would like to fund this test themselves. Cost of the 1 ½" standpipes are 660.00/standpipe. There are 21 standpipes in the Villa. Row one has 5, row two has 5, row three has 4 and row four has 7. If the first row test is successful, the total cost to replace all 21 standpipes would be around 15,000.00. If this test is successful we will have a Villa Vote to approve Villa funds for this project.
- Tami moved to allow 1st row to self-fund standpipe replacement as a test on their row but not to have permanent water yet. Seconded by Zach Keller.
- Leroy went to a lawyer who deals in water rights and would like to add to the minutes the letter from the lawyer dated 6-9-21 which summarizes our position concerning full time water.

House and Grounds (Joe Snell)

-Joe has nothing new to report

- As a reminder garbage service ends October 31, contact Annette if interested in Winter garbage.
- All locks have been re keyed by keyhole security to a single key, with the managers cabin being kept different and they were unable to rekey the sliding door to the office. The sheds, garage, clubhouse, bathrooms, pumphouse and vault room are all now unlocked with one key. This was done to eliminate

the need for several keys, and additionally concern of copies being made. All keys were done with non-duplicate keys so they cannot be copied without the commodore's authorization at keyhole security.

- Bid was obtained for chip sealing the parking lot area extending from the asphalt from A&W paving for \$21,725 plus w.s.s.t. It would include applying top course, grade and compact and applying a double chip seal. John recommended we investigate what kind of oil and aggregate is included in the bid from A&W. He also recommends holding off until summertime when the temperature is warmer, which from his experience working for Whitman county has proven to be most effective. A&W recommended repairs be completed before snow hits to avoid further damage with snow melt and water drainage in the spring. John also wanted us to consider requesting a Penetration Shot be included in the bid which helps secure the ground from shifting and cracking in the future.
- Caretakers last day is September 27. Gas dock hours will then be limited, we will send out information on how to get gas after September 27.

RV/Camper Area (Dave/Lori Franklin)

- Rental information and reservations - leyerv@gmail.com

Villa/Resident Area (Tami Gurnard)

- Chip Seal Repairs and re chip sealing. Bid was obtained from A&W paving to repair 49 locations on the villa roads for \$12,250 plus w.s.s.t. and applying a single chip seal to all existing villa roads for \$49,350 plus w.s.s.t. A&W paving is only company after calling all paving companies that does chip sealing within the area. They recommended doing the repairs before winter freezing to avoid larger repairs next spring. We need to determine if repairs and maintenance needs to be voted on by villa members each time or if bylaw wording was meant for new expenses or something that is not repair and maintenance. Samantha states that all past maintenance situations have gone to a villa vote. Patrick recommends the Villa chair create a budget for the upcoming years projects. Zach reminded people that creating a budget is very important for checks and balances.
- What is the status of Fire protection carts and replacement of standpipe valve handle replacement's? Todd Bruce volunteered to make repairs to some of the standpipes that don't have turn on/off handles. He discovered that handles cannot be replaced, the whole valve needs to be replaced. With Leroy's test project on first row, the handle/valve replacement repairs will be put on hold.
- Cart and hoses appear to be in good condition. Tami said first row has only 1 cart with hose but there is 1 more that is missing and its needs to be found and returned to first row. It was noted that in the future we may consider purchasing new hoses with smaller diameter to give better pressure and ability to conserve water. Zach noted that originally in 1988, the hose and cart situation was planned specifically for each individual row.

Social/Events (Vicky Hancock and Sally Grout)

- Remainder of 2021 social events to be canceled due to Covid Pandemic
- Patrick gave a huge shout out to Vicky and Sally for their excellent job as social chairs! Your hard work is very much appreciated.

[Link to 2021 Calendar](#)

Moorage (Mark Jackson, Samantha Myers)

- *Breakwater Replacement*, engineering update
- Review of potential funding options soon

- *Current Breakwater* was tensioned and had 6” of slack pulled in the cables. That is not from the cables slipping but rather the concrete boxes degrading further in the past year. Breakwater 3 snapped a couple weeks ago and Mark has plans to fix this however he is currently unable to haul the lumber because it is too long for him to haul. He is working on a solution to get the needed lumber brought to the club. Plan is in place to move some docks around and to make a temporary fix to the breakwater. The piling hoops on the new concrete sections are temporary and still need to be fixed with a permanent solution. Doug Fehrer is working on a design which will be reviewed as a fix, whether temporary or permanent is to be seen.
- Mark reports that there have been constant repairs needed to the docks this year. He walks the docks almost weekly looking for problems. Numerous hinges on the docks have been replaced this year. Sam and Mark feel we need to order hinges now with a goal to have all hinges replaced by the end of year 2022. “A “dock has a hinge hidden behind a finger ready to break but at the moment it has boats attached to it.
- Cement bunkers are unstable and need to be raised however there is not enough space at the north end to make them effective. There is a possible solution to use a second safety chain around a piling. Samantha met with Reid Courtney and they discussed consideration of Transpacs angle iron hinges with ½ inch belting in them.
- Sam provided updates and information concerning engineering of the breakwater, south and north end proposals. This information was recorded during the Zoom meeting and is available for viewing. Highlights are as follow:
 - Sam provided different proposals from the engineers which consider the wave analyses and the effects on the interior of the marina. The conversation concludes that the option which closes the opening of the marina by 50 feet closes off the most wave energy with the least amount of configuration change. This option seems to be the least work with the least cost. The engineers recommendation is to close the gap. We need to decide if closing the gap 50 feet still gives us the room we need to navigate in and out of the marina.
 - Sam provided information concerning the possible permanent elevated pier walkway on the north end and the engineering involved which includes engineering, fixed pier and wave panel. The cost is between 80,000 to 100,000. Pile driving, with pile driving data, runs 15k to 20k. If we cannot find the pile logs (data) the price jumps to 40 to 60k. Sam called Topper industries (who specialize in gangways, bridges, docks) for other options. If we can provide the specs from the engineers to Topper, they can design and engineer the pier, walkway and gangway and offer a price. Bottom line, there are other options. We need to decide if a raised walkway is worth the cost or should we go with a floating walkway.
- It was concluded that we need to have either in person or zoom meetings to discuss this in more detail.
- Sam brought up a moorage question. Looking through the moorage rules she came across rule #28 which has moorage as the only thing due 3-15. She would like to have that due date changed to 3-1 to avoid confusion. Sam made a motion that moorage rule #28 that moorage due January 1st, delinquent March 1st with the slip being reassigned on March 15th. Zach seconded. Approved, motion passes.

- Sam raised a question regarding Rule #31 subleasing requirements. Sam will research and readdress at the next meeting.

Finance Committee (Pat Vollandt)

- Board needs to authorize a representative who is well versed and knowledgeable with commercial funding. A recommendation to have member Dan Nichlaus who has commercial lending background was suggested as this person to work with the financial institutions in negotiating the terms of a loan for replacement of this project.
- Pat advises that we have been contacting various banks for lending opportunities but in order to complete this process we need to formulate costs and financing needed. Member, Dan Nichlaus, is an expert in this field and Dan commented that he would be very willing to help.
- Tami moved for the club to authorize Dan Nichlaus to negotiate lender and lending options for presentation to the board for consideration. Seconded by Sam. Motion passes
- Pat advised that lending opportunities will need to be voted on by club members.
- Pat advises that the finance committee did a mid year look at actual expenses vs the budget. Even though we had some relatively significant maintenance costs, with new member initiation fees and unplanned Villa lot transfer fees of 7500.00, we should have an ending balance this year that is higher than our beginning balance.
- Tami moves that we accept the amended budget. Mike seconded. Motion passes.

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Construction Committee (Tim Gellatly/Trey Gooch)

- No applications for review
- Hawleys are enclosing half of their front porch however no permit was required for this project. Approved by the construction committee.
- Don Galey excavated for a 4 foot rock wall well within setback rules. The construction committee has the application and pictures and will review.

Bylaw Committee (Ken Britt)

- Nothing to report.

Old Business

- None

New Business

- Lot 10 Tom Oelke transfer to Darrin Oelke by way of inheritance. Copy of will secured and verified that Darrin is the heir to the lot improvements and lease. No transfer fee because it is an inheritance. Tami and Darrin will do a lot line measurement.
Tami moves that we transfer the lot improvements on lot 10 by way of inheritance from Tom Oelke to Darrin Oelke, seconded by Mark. Approved

- Lot 83 Randy Harrison transfer request to Eric and Michelle Loomis.
Tami moves that we transfer lot improvements on lot 83 from Randy and Shonnie Harrison to Eric and Michelle Loomis pending payment of transfer fee, lease signage and lot measurement. Seconded by Mark. Approved.
- Tami reminds everyone that these also need to be recorded with the county and to please only report the dollar amount of the personal property.

-Cindy Thompsen made a motion to have a committee look into secure voting options. Seconded by Carl Polson. Motion passes

Small Jackpot \$ _____ won by _____

Large Jackpot \$ _____ won/lost by _____

Meeting Adjournment 1:05 pm motion made by Mike Smith, 2nd by Zach Keller.