HVYC Meeting Minutes

2022 General Membership Meeting 2022 February Board Meeting

HARBOUR VILLAGE YACHT CLUB GENERAL MEMBERSHIP MEETING MINUTES Sunday January 16, 2022

· Call to order-

The meeting was called to order by Greg Leighton at 2:05 pm. All those present were seated socially distanced apart.

Introduction of Officers- Greg Leighton welcomed the 2022 Board of Directors.

Commodore- Greg Leighton

Vice Commodore- Bob Gessner

Rear Commodore- Dale Olmsted (absent)

Treasurer- Jane Lewis

Secretary- Frank Gugino

Board Member-John Williams

Board Member- Marc Golightly

Past Commodore- Dennis Maurer

Standing Committee Chairs-

Building Rental- Meg Bardar Boat Storage- Kerry Cowens

Communications- (email and Directory) Nancy Cowen

Cruises and Raft Ups- Marc Golightly House and Grounds- John Williams

Insurance -Wiley Lewis Ramp Passes & Key Fobs- Allison Williams

Membership- Dale Olmsted Planning- Marc Golightly Social Events- Bob Gessner Sunshine- Sue Wilke

Proxy and Quorum- Secretary

Frank Gugino confirmed the lack of a Quorum (33) of 25 members present at the clubhouse and none via Zoom.

Proxy vote: 39 members voted by proxy.

The 2022 Board was approved unanimously by members present as a formality. (25-0)

Review of 2021 October General Membership Minutes- Frank Gugino

The Minutes from the October 17 General Membership Meeting were read and approved unanimously (25-0).

Treasurers Report- Jane Lewis

2021 Year End Income: Receipts \$113,355 vs Budget \$118,800

2021 Year End Expenditures Actual \$88,876 vs Budget \$116,450

2021 Cash Balance January 1, \$98,277

TD Money Market Jan.1, 2022 \$101,226

Contingency Cash Reserves - \$107,023, Membership \$4,200, Cash Balance \$16,575

- -Greg explained the significant differences between 2021 and 2022 Budgets are as a result of the Ramp Repair expenditures and loan by TD Bank will be a 5-year term likely to be paid off in 3 years
- -Greg outlined the new Capital Expenditures of \$20K for three new projects.
- 1.Pavilion/Seating Area 2. Fencing 3. South Dock Repairs
- -Tommy T. inquired whether it is "common ground". No, members only.
- -Kerry was informed that bulkhead cleaning is being addressed in dock repairs.
- -Biz asked about electricity and lighting in new seating area.

2022 Proposed Budget Revenue \$289,700 Expenditures \$274,500
Allison W. moved to adopt; Kerry seconded. The 2022 Budget was approved by a vote of 33-0 (39-0 by Proxy and 16-0 by members present)
Audit Committee- Harold Sill and Nick Ferrante
CPA Firm- Earney & Company.

Vice Commodore's Social Report- Bob Gessner

Outlined 2022 Social Events with sign-up sheets available at the meeting. Valentine's Day restored, Easter Family Day and Country Hoe-Down added. Kayak Crawl needs a host, Commodore's Ball is seeking a new venue. Covid protocols will be monitored for each event.

- Rear Commodore Membership Report- Dale Olmsted (absent)
 Bob encouraged sponsors of Waiting List people to bring them to the Friday Night gatherings to meet members.
- House and Grounds Report- John Williams
 - -Recapped 2021 upgrades including new lighting, throw ring, life-vest station.
 - -New refrigerator is installed. New ice- maker arriving soon.
 - -New fenders are being installed on the main dock.
- Cruises and Raft Ups- Marc Golightly
 Swansboro- Morehead City cruise planned for April 30.
- Unfinished Business
 - Saturday am ramp registrations need help.

New Business

- -Greg read from a recent OPPOA invoice to its members that included a survey that mentioned the following: Do you utilize your deeded (water rights, recreation rights, parking lot rights) at the HVYC? A discussion ensued about this apparent false information. A formal letter will be sent to OPPOA to clarify the matter.
- -Discussion of proposed 2022 improvements including picnic table area, extending concrete pad to fix the trip hazard, creating a brick façade encompassing the HVYC sign, an awning over the grill area, utilizing the OPPOA commons space for overflow parking.
- -Frank read the proposed changes to the By-Laws:
- Article V, Section 4 Definition of Capital Expenses and Article IX, Section 3a, Voting Diana T. moved to adopt both; Kerry C. seconded both. Article V. passed 52-3 (proxy 36-3 present 16-0) Article IX passed 55-0 (39 proxy, 16 present)
- -Burge flags were handed out to board members.
- -Diana T. asked about receiving a printout of Treasurer's Report in advance.
- -Board members were commended for their work.
- Adjournment- The Meeting was adjourned at 3:55pm

HARBOUR VILLAGE YACHT CLUB BOARD MEETING MINUTES Monday February 7, 2022

· Call to Order-

The meeting was called to order by Greg Leighton at 5:35 pm. All those present were seated socially distanced apart.

Roll Call- Greg Leighton welcomed the 2022 Board of Directors.

Commodore- Greg Leighton

Vice Commodore- Bob Gessner

Rear Commodore- Dale Olmsted

Treasurer- Jane Lewis

Secretary- Frank Gugino

Board Member-John Williams

Board Member- Marc Golightly (absent)

Past Commodore- Dennis Maurer

Review of Minutes- Frank Gugino

The minutes from the January Board Meeting (held on12-27-21) were approved unanimously.

Treasurers Report- Jane Lewis

Checking Account Balance \$40,764

TD Money Market 1-31-22 \$101,228

Receivables/Major Income- Members' Dues/Fees \$29,623, O/P Ramp Fees \$71,100 Major Disbursements \$10,000 (Maritech)

Vice Commodore's Social Report- Bob Gessner

-Valentine's Day Dance (limited to 60) has 56 sign-ups, Prime Rib dinner catered by Middle of the Island, music by T-Bones band. An Easter event is pending.

• Rear Commodore Membership Report- Dale Olmsted

- -No member resignations reported. Wait List still at 14.
- -A notice is being sent out for March 12 "Meet & Greet" event for WL candidates, sponsors & board members.
- -Dale wants to "jump start" the Friday Night cookouts on Feb.18 with the club providing burgers and fixings. Members being asked for side dishes and desserts.

House and Grounds Report- John Williams

- -2 GFI circuit breakers replaced.
- -New ice- maker arriving soon. Looking for a suitable stainless table stand.
- -Roof leak being addressed temporarily with caulking. Lag screws are loose.

Cruises and Raft Ups- Marc Golightly (absent)

Swansboro- Morehead City cruise planned for April 30.

Unfinished Business – Dennis Maurer

- -Ramp repair start date changed to Feb.17 and ramp set to be closed for 4 weeks. Letter being sent out. Signage being prepared for the gate by John.
- -PVC guideposts may be installed at end of ramp to assist returning boaters and help eliminate trailers going off the side of the ramp.
- -Greg updated the TD Bank loan process as being somewhat less than satisfactory.

- · New Business Greg
 - -Greg referenced the OPPOA invoice to its members that included a survey that mentioned the following: Do you utilize your deeded (water rights, recreation rights, parking lot rights) at the HVYC? Since then, Greg and Nick F met with Mr. Keith and Mr. Brown to discuss the matter. OPPOA apparently wants "total transparency" of HVYC books and unfettered access to the HVYC ramp and grounds without any fees or restrictions. This was rejected. The meeting ended inconclusively. On Jan 27 Greg received an email from Mr. Keith with the following "concerns" (demands):
- 1) Removal of the "Right to Deny Use" and "Indemnity" clauses on page two of the 2022 Rules and Regulations for non-members.
- 2) Removal of unenforceable Rules and Regulations that place limits on OPPOA deeded access and use.
- 3) Removal of any language that requires deed holders to "apply for use" or threaten to "revoke privileges" from page one of the 2022 Rules and Regulations for non-members.
- 4) Removal of numbered items four, five, and six from the Registration Process for 2022 Olde Point Residents.
- 5) Removal of Sections two, three, and four from the "Application for Boat Ramp Access" page on the HVYC website-based application.
- 6) Elimination of language associated with the requirement to provide proof of ownership and insurance from the 2022 Rules and Regulations for non-members and Registration Process for 2022 Olde Point Residents.
- Elimination of language associated with costs for additional sets of stickers.
- 8) Elimination of language associated with late fees.
- 9) Financial transparency between OPPOA and HVYC regarding the amounts of annual fees received and the application of where those fees are spent. It is the OPPOA's opinion that any fees received by HVYC related to the use of our deeded easement should not be spent on any HVYC business or recreational dealings, costs to operate as an organization, or parts of that easement which OPPOA property owners do not have access to; i.e. the structure of the building, restricted amenities around the building, and costs associated to maintain the building.
- 10) Any additional items that may be discussed over the course of a negotiation but not covered here
 - -Greg refrained from sending a formal response to this email but attended the annual OPPOA annual meeting on Feb.3 at Nineteen with Nick Ferrante, Ron Willems, Donna Howard, Dale Olmsted, Tommy Tomlinson, and Ray Zeller which was SRO.
 - -Greg explained the mission and history of HVYC and its relation to OPPOA as being amicable and mutually beneficial for many years. He attempted to allay any fears residents had about misuse of fees and correct the misinformation about "perpetual easement" rights of Olde Point residents and that HVYC is a private organization and has the right to charge reasonable fees for ramp access and boat storage. He relayed the fact that HVYC is currently spending over \$120K for ramp repairs.
 - -When it was revealed that OPPOA had retained legal counsel in this matter, Greg suspended any further conversation.
 - -During the meeting the subject arose of whether boat ownership was a requirement for obtaining a ramp pass. Currently non-members must show proof of boat ownership in order to launch a kayak or canoe. A "kayak launch" piece of equipment may be acquired and installed on the dock or bulkhead in the future.

- -Frank moved to give Greg any authority to retain legal counsel to protect the Club's interests. Bob seconded. It was adopted unanimously. Norm Sneeden will be consulted for possible recommendations.
- -Mr. Keith's application for club membership was discussed. He is #5 on the WL. Greg handed out a proposed a possible change in the By-Laws to prevent his acceptance. Frank and Nancy will work on it.
- -Dale proposed allowing campers and RVs to use the storage lot.
- -Frank suggested an alternative option of creating a set of guidelines for membership that would include options for the termination of an application for membership.
- -A ping pong table will be purchased and placed in the clubhouse.
- Adjournment- The Meeting was adjourned at 7:55pm