

**WCYC Board of Governors Meeting
August 20, 2016
And September 3, 2016 Supplemental BOG Meeting
Approved Meeting Minutes**

Call to Order – Ken Shefcik at 8:04

Attendees

Present in Club Room:

- Board Members: Cate Poole, Curt Grimm, Ken Shefcik, Geoff O’Connell, David May, John Ratcliffe

On Phone:

- Board Members: Tom Bell, Sandy Burt, Mike Harwell

Not in attendance:

- Board Member: Cate Poole

Guests

- Members: Tom Wachsmuth

- **Member Issues**

- Opportunity for non-board members who are attending the meeting to raise issues. (10 minutes)

- **Secretary – Curt**

- Review & approval of draft regular meeting minutes from the June 18, 2016 BOG Meeting (see Curt’s email of 6/27). Motion by Curt to approve the June 18 minutes, seconded by Geoff and approved by all.
- Review & approval of draft annual meeting minutes from the July 23, 2016 BOG Meeting (see Geoff’s email of 8/1). Sandy requests that the minutes include a list of all voting member. This used to be nice to have for the archives. Mike points out that according to Robert’s rules, when there is a vote by acclamation, there are no ballots and thus it does not seem to make sense to include the names of the absentee ballot voters. Sandy says it is just nice to have a list of attendees. Geoff will add the list of those members who attended the meeting. Motion by Ken to approve the minutes for membership approval next July, with the addition of the list of attendees, seconded by Sandy and approved by all.

- **Treasurers Report – Dave** (Dave’s email of 8/14 & Google Drive)

- Missing insurance company check deposit

- **Marina Ops and Building & Grounds – Tom Bell & Tom Wachsmuth**

- WCYC MS 2016 season performance (Tom W)

Everything is going well and all numbers are up. Ships store up around 15 percent and boat rentals are about 30 percent up. Dry sail is up with 22 boats. This is about the maximum and it keeps everyone busy. (Curt points out the difficulties that occurred last night with a boat left at the ramp dock. Tom will look into this.) Several boats are already stored and Tom expects that storage numbers will be up. Tom has talked to non-member dry sailers about joining the club and several have indicated that they intend to join in the Fall. Sandy wonders whether we should consider the non-member trial period back to one year. Tom B points out that members always have priority and this is why we now have 22 boats, instead of the previously proposed 20. Geoff

asks if it is clear to non-members that a second year is contingent upon whether there are no members that would like the spot. Tom W confirms that this is the case.

- Current 2016-2017 remaining budget
- Forklift expenses and possible cost capitalization

Tom B says the forklift is now fully operational, though it has cost us some money. There are some limitations due to the topography of the hill, but it is effective in many other ways. Tom W says the recent repair was to the rear axle. A used unit was located and the repair was made, along with a number of other repairs were made at the same time. Mike asks what the perceived ongoing use of the forklift will be? Does the hill prevent us from using the forklift to move boats from the water to the top of the hill to some sort of storage? Tom W says that the forklift cannot carry a heavy sailboat up the hill. A trailer is used and then the forklift lifts the sailboat off the trailer and on to stands. It could be used to move smaller power boats from a rack to the water, but it is almost equally efficient to use the forklift and a bunk trailer. David says we have almost \$50,000 into the forklift and he asks we can assume that repairs are finished. He asks whether these repairs be part of the Operations budget or capital investment? Tom B says can go either way. Ken says because these repairs were so close to when we bought it, it probably should be considered an asset. David says he will check with Loraine to be sure she is comfortable with this. Geoff asks if the value we've put into the forklift has been realized. Tom W says it certainly will over time, and it lets us do things we would not be able to do with out it.

- Status of Kubota repair / replacement (possible motion to replace the Kubota)

Tom B says we need to make a decision about what we do. Tom W says he has put together several different scenarios. One is to repair the old tractor and the insurance company has sent a check for \$6,000 for what will be a \$8,000 repair. We have a rental tractor paid by insurance for about four months. The rental tractor is two steps above ours and this size difference makes it more useful for larger boats. Tom looked into trading in our tractor as is or repaired. The cost of a new tractor is around \$29,000. Tom B says if we fixed our tractor we would need around \$18,500 to buy a new, larger tractor. If we sold the tractor as is and added the insurance check and the deductible (paid by MS), it would cost us \$17,000.

Tom W says since MS hopes to be here for the long term, he proposes a 50/50 split between MS and the Club for the new tractor. Mike asks if Tom B could prepare a proposal package in writing so that we can see all the details. Tom B says that is fine, though he is concerned the insurance company may get impatient concerning the rental. Ken proposes that we could have a short meeting to deal with this in a week or so. Geoff asks if it could be possible to purchase the rental tractor. Tom W says this company only sells after the useful rental life is over.

- Sabol / WCYC sign move status

The new attorney was not aware that the previous attorney had suggested the Sabols sign the agreement. The agreement has been resent and if the attorney thinks they should sign, the Sabols will sign it.

David asks if we can add bars saying "Boat rentals" or "Memberships available" to the post. Tom W says Mr. Sabol has been quite rude to staff and is unwilling to let anyone work in the area.

- Mini split AC/Heat Pumps

Tom B says we are primed and ready to go, though he still has to contact the electrician. Ken says the electrician will need all the specifications. David says the unit will cost \$2,900 plus \$1,100 for the installation and whatever the electrician costs.

- Awning Replacement

Research has been done and because the awning will need to be fire resistant, the styles are limited. The intent is to do a contract this year and have the work done in the spring. Ken says the new awning is estimated at \$3,500. Additional sunscreen is \$700. Awnings for the lakeside windows should wait until we figure out what we will do with the windows. Motion by Sandy not to exceed \$5,000 to replace the awning and add the sunscreen. Seconded by Tom. David asks

whether the current budget can support all of the expenditures that we have plans for. He suggests that next year we carefully list all of the larger expenditure items in the budget. Approved by all.

- Strengthening northern slip fingers and tie posts

Tom and Tom intend to do a similar stabilization effort that was done on other fingers. Tom W says the first step is to make sure all of the docks are attached to all of the pilings.

Ken also points out that several old pilings were cut off below the water line and now that the lake has dropped the pilings are swinging around. Tom W says these can be attached with stainless steel bands to other pilings.

- Eastern / Wahoo issue resolution (what's the plan for 2017?)

Island shuttle has been used minimally, with somewhere between 9 and 12 trips. Several trips that had been scheduled were then cancelled. Tom W suggests we look at the usage at the end of the year and then adjust payments to MS.

Ken asks if we plan to keep the Wahoo or get rid of it.

- Recycle Trash

Quotes have been obtained, but Tom B wonders whether it makes sense to do this year. The quote from Cassela kind of caught people by surprised. Suggestion is to get this up and running in the spring.

- Kayak/Dingy Rack

Tom has a rough sketch, but he needs to be on site to move things along. We do not yet have a quote and it might be more economical to purchase something already made. John discusses and particular design and Tom B says he will get with John to discuss further.

- Energy use study – **John Radcliffe**

John has looked around and recognizes that nothing major will be done immediately, but the first thing he recommends is that we contract for an energy audit. The audit will find any obvious issues. Longer term he suggest we think about more efficient hot water system and eventually, perhaps some solar panels.

- **Marketing – Cate Poole** (Cate's email of 6/15)
 - Current 2016-2017 remaining budget
- **Technology – Cate Poole** – (Cate's email of 6/15)
 - Current 2016-2017 remaining budget
 - Video conferencing for 2017 Annual Meeting
- **Membership – Mike Harwell** - (Mike's email of 6/13)
 - Current 2016-2017 remaining budget
- **Social – Sandy Burt** (Sandy's email of 6/15)

Sandy says that if she doesn't get 24 people lined up by this Wednesday she may have to cancel. We are not planning big expenses, but still need a minimum of around 24 participants.

Sandy asks for BOG members to volunteer to grill for the Labor day event.

- **2016-2017 Special Committees - Ken**
 - Long Range Strategic Plan (establishing a committee)

Geoff says he is looking for a total of four people. The first task will look at some of the plans done in the recent past (Beckwith, Mary C, etc), as well as some other Club plans. Currently there are two firm volunteers, one likely and one adjunct. Once the committee is established it will move forward.
 - Others? Sandy suggests we form a capital improvement committee. Ken says that he thinks that will be the work of the committee Geoff is creating.

- **2017-2018 Budget Planning**

Ken asks everyone to start thinking about what they need now, including a detailed list of items, so that we are better prepared than we were last year. He would like the budget to be solid before February. Ken also suggests everyone look at their current year budget and assess where we are.

- **Next Meeting** – Sept 17

- **Adjournment**

Motion by Curt at 10:05, seconded by Geoff and approved by all.

Supplementary BOG meeting – September 3, 2016

At the WCYC Clubroom: Ken Shefcik, Curt Grimm, Tom Bell, David May, John Ratcliff, Tom Wachsmuth, and member Sandy Carlisle

On the phone: Mike Harwell, Sandy Burt, Cate Poole

Meeting called to order by Ken at 8:03.

One topic – Replacement of the Kubota tractor with a larger tractor.

Motion by Tom B that we replace the Kubota with a larger one per the proposal by Tom Bell, seconded by John.

Cate asks how it comes to pass that the Club gets ½ a tractor for \$2,500. Tom explains the distribution of costs, with all but \$2,500 of the Club's share coming from the insurance payment and the trade-in of the old tractor and \$14,000 being the responsibility of MS. Tom got a quote from Chappell that was significantly more expensive than MB.

Curt raises the issue of whether equipment should be owned by the Club or the contractor. Tom B says it is a bit odd, but that is the way it has been done and that is the way the contract is written. Tom W says there is always the option of MS buying out the Club and owning the equipment. Ken also points out that down the road, should the relationship with MS change, we would not need to find a new contractor that has all the necessary equipment.

David asks how the insurance works. Tom W explains that currently the insurance is on the Club's policy. He says the current plan is to split the insurance costs. It remains to be seen who will hold the actual policy. Sandy asks about liability and Ken explains that both parties have liability insurance. Sandy asks if Tom's carrier paid anything on this particular accident and Tom B explains that currently the Club's insurance has paid and it is up to the Club's company to contact Tom's company to get reimbursed, if they so choose. Sandy asks about the insurance payout for the tractor, Ken explains that had we used the funds to fix the tractor it might have cost more than the reimbursement. Ken points out that half of the larger tractor will be a larger asset for the Club than the old tractor. Sandy Carlisle asks if leasing was an option. It is explained that the outflow of money for the Club is only \$2,500.

Ken calls the vote and it is unanimous.

Next question is whether this purchase needs to go before the membership. Mike says that because the Club's outlay is only \$2,528, it does not need membership approval. Everyone agrees, though Sandy C says it would be a good idea to explain all of this to the membership. Ken will describe the transaction in the next newsletter.

New oil tanks. Tom explains that the two leaking tanks have been removed, but because we will have the heat pump units in the Clubroom, we really need to replace with one new one. Ideally we would like to put the pump in a different place, but because we currently have no hot water. Tom W says the total cost to remove the old and replace with one new one is about \$1,500. We will also get back the oil they pumped out. Sandy asks whether we should look into a standalone hot water heater. Tom B says we are looking into that option down the road.

Ken **moves to adjourn** the meeting at 8:35, Tom seconds and all agree.