

WCYC Board of Governors Meeting
October 31, 2015
Approved Meeting Minutes

Call to order: Ken Shefcik

Attendees

Present in Club Room:

- Board Members: Ken Shefcik, Curt Grimm, David Mayl, Cate Poole, Tom Bell; Geoff O'Connell; Sandy Burt

On Phone:

- Board Members: Mike Harwell, Paul Tuhy

Guests

- Members: Peter Forte, Dianna Serrano, Walt Collins, Clark Chandler (on the phone)

1. Secretary – Curt Grimm

- 1.1. Review & approval of draft regular meeting from the August 19, 2015 BOG Meeting.
Motion to approve by Geoff, seconded by David, approved by all.

2. Treasurers Report – Dave May

- 2.1. Financials are posted on WCYC Google Drive. David notes that the Club is in a good position financially. Tom and David will look over the Marine Operations and Building and Grounds accounts to be sure everything is recorded in the right place. The capital account still has around \$60K, but between share redemptions and a few other planned Marine Operations purchases, that total will be significantly reduced. David and Lorena would like to move up the report processing to the 10th and 25th of each month.

3. Marina Operations – Tom Bell

- 3.1. WCYC-Marine Services Results. Good news is that WCYC-MS has met expectations, including around 30 storage boats more than last year and good gas sales. Rentals went well and should be even better next year. Tom Wachsmuth has made arrangements with Melvin Village Marine to bring additional rental boats in if needed next summer. Cate asks about our winter boat storage capacity. Tom says it is somewhere around 100 boats in the buildings, but then a lot more room outside. Ken notes that in the past we have had more than 200 stored boats, but Geoff mentions that when we have that many we run into capacity issues to move this many boats efficiently in the Spring and Fall.
- 3.2. Peter asks about the status of hauling the sailboats out. Ken says that it will be November 7th, and Tom says that sailboat owners who wish to be stored in specific

positions should let Tom W know. Sandy expresses her concern about the new forklift's capacity to lift larger boats. Ken mentions that it is rated for 15,000 pounds, which should be enough to lift all but the very largest sailboats.

- 3.3. Mike asks about the shutdown date for Marine Operations. Tom says that it will be sometime in mid-December. He says Tom W is flexible and will be available to do what we need. Cate asks about the awning. Tom says the canvas will come down, but they are planning to leave the structure up this year.

4. **Building & Grounds – Tom Bell**

- 4.1. Motion to accept the WCYC Clubhouse Winter Status Subcommittee recommendations

Tom shared the recommendation of the subcommittee to keep the clubhouse open. The price difference between keeping it open and shutting it down is only a few hundred dollars. Admittedly this is in a year of very low oil prices. Findings of the subcommittee also make some energy conservation recommendations for the entire building in the future, such as motion detecting light switches and thermostats that can be remotely adjusted. Geoff notes that keeping the clubhouse open better meets the Club's objectives to provide a wide range of amenities. No matter what, the subcommittee recommends to have the heating system filled with anti-freeze.

Motion by Tom to accept the subcommittee's finding to keep the clubhouse open through the winter, seconded by Paul. Continued discussion: Geoff asks if quotes were obtained to do the work required to shutdown. Walt notes that there is a list of things that need to be done and these costs were taken into account. Vote – unanimous to keep the clubroom open through the winter this year.

- 4.2. Rental of facilities to outside parties. Cate and Dianna brought up the issue that the clubhouse is not ADA compliant and that a member must be present if we are to rent the building. It was recommended that we should stop talking about rental fees and instead charge a cleaning fee.

Dianna asks for some clarification of the Club stewardship role. She would like to know who the Club Steward serves under, the Social Chair or Buildings and Grounds Chair? Ken thinks it is easier to keep things under one budget line, and it should probably be Social. Dianna also asks if there is a budget that the Club Steward controls or if she should continue to purchase things and get reimbursed? Sandy says she should continue as she has done with reimbursements.

Cleaning costs have been included in the subcommittee's recommendation. Discussion about who should oversee the cleaning. Cate thinks this should be the Steward, who then would pass the invoices through the Social committee chair. Dianna and Sandy will review the current rules about using the Club and make recommendations if they

would like to change things. Ken will inform members that anyone wishing to use the Club should be in touch with the Club Steward.

5. Planning – Geoff O’Connell

5.1. Amendment to Share Repurchase bylaws.

Mike noted in an email that he thought it was still unclear whether a hardship case would be within or outside of the defined redemptions process. Legal assistance from Devine Millimet came up with language that allows the BOG to advance a hardship case to the top of the redemption list.

Motion by Tom to present the proposed language to the membership for a vote, seconded by Curt, approved by all. Cate is going to explore the option of setting up a page that allows members to vote online. When we are ready to hold this vote, Ken will include a motion from Curt in his monthly letter inviting members to an online meeting and vote that will take place during the next BOG meeting.

6. Membership – Mike Harwell

6.1. Motion to forgive dues after request for redemption.

Motion by Mike to change the Club rules to give members requesting share redemptions the option to remain active members or go inactive. If they choose to go inactive they can stop paying dues. Geoff seconds. Discussion: Mike suggests that this is a fairer choice. Ken asks whether we can afford to let people stop paying dues, particularly if the redemption list becomes long. Peter asks if this also means that assessments could be avoided as well. Sandy disagrees with the motion. She feels people should meet their obligations. Geoff notes that the existing rules agree with Sandy. Tom worries that our demographics are such that there could be a wave of redemptions and it isn’t fair that existing members subsidize those who want to leave. David mentions that it probably doesn’t make sense to charge the first four people on the list at the beginning of the year because we will be redeeming those shares early in the year. Vote – one aye, all others nay. The nays have it and the motion does not pass.

6.2. Motion to add interest to the 3 year share sale agreement. Mike notes that thus far no one has taken advantage of the 3 year option, however there is one prospective member currently who may take advantage of this option.

Motion by Mike that we include a fee to the option to purchase a share over three years and thus provide an incentive for people to pay the money up front. Tom seconds. Cate thinks that we already have a \$500 administrative fee if someone chooses this option. Looking at the agreement, Ken notes that there is no notion of a fee. Ken moves to table this motion while we all look at the existing three year share

purchase agreement and get back to Mike with suggestions. The BOG can vote via email or at the next monthly meeting. The motion is tabled.

7. Budget Review – Dave May

1.1. FY 16-17 Budget Workbooks and Chair explanation reports are contained in the WCYC Google Drive. David pulls the draft budget up on screen via AnyMeeting. Everyone is instructed to take a close look at the budget numbers in the coming weeks and be sure that everything required is included, and ensure that things are properly spread out across the months. David notes that WCYC-MS needs to clean up the accounts of what they owe the Club. Cate says that she would like a Marketing subcommittee to be created to bring additional ideas.

8. **Adjournment Motion** by Curt, seconded by Tom, approved by all at 10:30.

2015-2016 Special Committees (Carry Forward)

- **Winter Close Down** (recommendation pending)
- **Long Range Strategic Plan** (no status)
- **Launch Replacement** (recommendation approved)
- **Trash Control** (no status)
- **Sailing Capital of the Lake** (establishing committee)