

Colington Harbour Yacht & Racquet Club
Board Meeting Minutes –
January 15, 2025

Call to Order: 1:02 pm

Present: Jane Wirth, Fran Collins, John Collins, Cathy Reale, Corky Williams, Jane Moore (virtually), Barbara Ornstein. Adele Page (in attendance for CHA Liaison, Mike Hutchinson), Mike Weidinger(CHA)

Approval of Agenda: Motion – Fran; 2nd- Cathy. Agenda approved.

Approval of December 11, 2024 minutes: Motion – Fran; 2nd -Cathy. Minutes Approved.

OFFICER REPORTS:

Jane Wirth welcomed all to the new year. “Many improvements coming that we have put off for many reasons, to make current & new members feel welcomed & comfortable.”

Asked for approval of a KDH coach to hold a class of 8-10 students on Thurs nights, 6:30 – 8:00pm to meet in the clubhouse. We do allow scouts and school-sanctioned activities, if clubhouse is available. Motion: Fran; 2nd Cathy

Clubhouse in use 4 days a week for exercise classes.

Vice President: Only one call about new membership so far. Applications out in April.

Treasurer: Jane Wirth (as treasurer at the time) to sign the 990 form – Federal Income Tax Return. Someone has questioned John being treasurer, and related to someone on the board.

- Adjusted Trial Balance as of October 2023 – September 2024, submitted or the records. Shows the adjusted amount, and accountant has reviewed.
Balance sheet – as of January 14: Checking - \$22,499. Operating - \$30,429

Currently have: \$118,522; Last year - \$131,915

- Annual Meeting Budget for 2025-2026
Included in the approved budget - \$28,000 for repairs, \$15,000 for upstairs room, \$3,000 for clubhouse deck, \$10,000 repairs for building, \$7,500 – pool deck repairs.

Secretary: None

Steward: None

OLD BUSINESS:

John:

- Authorized transfer of \$45,000 from Reserve to Operating Acct._Have not made it yet, since we don't need it right now.
- We bought 4 new pool motors last year. John Sheetz will replace the filter medium, and replace all pump motors, to be ready to start the season with our new pool staff. All new pumps, all new medium, and ready to go for the season.
- Included in the approved budget: \$28,000 for repairs; \$15,000 for upstairs clubhouse room, \$3,000 for clubhouse deck, \$10,000 for repairs to building; \$7500 – pool deck repairs

NEW BUSINESS:

Membership: Applications to be mailed in April

Steward:

- CHA plans to hire a separate roofer. CHYRC needs to know when – we have a painter ready to paint the clubhouse.
- CHA Inspection of roof & building – check for possible damage near bar and end wall in the dining room – mildew problem for years. Could be coming from the A/C duct above.
- Remind CHA to have inspector carefully check door at bottom of stairways – floor is lifting.
- Ask CHA Office to quit including corn at bird feeders. Rats are carrying it down to the pool, and storing it in our pool shed.
- Painting of 2nd floor clubhouse. Painter can start on April 1 or sooner. \$4600. Color - “Sea Salt”. Trim will be white. Strips at doors – white. Doors will be painted a slightly different color.
- Windows
- Small table & chair feet covers need ordered
- Upgrade receptacles to code.
- Replace carpeting with LVP flooring.
- Furniture Replacement: after painting is completed, purchase new furniture/décor.
- Dining Room – purchase & install sound panels on ceiling bulkhead (after building inspection re: mildew)
- Purchase new dishwasher. Call Manteo Furniture to have it delivered.
- 1st floor outdoor deck railing replaced/repared.
- Replacement of AC Unit – CHA
- Septic Repair – CHA needs to be aware of situation with septic: It's 60 years old, made of concrete, underneath the whole bldg. We have had Pat Card “rotor-root” it each month. It should be on a regular monthly maintenance schedule. Building inspector should check it out.
- Ask housekeeper to do a deep clean in the kitchen cabinets & drawers. Clean as she can, while the building is not in use. Need to inventory materials inside large cabinets. After we reorganize the large cabinets – need to re-label.
- Need to purchase new dishwasher. Call Manteo Furniture to order.
- Need to replace table leg/chair floor protectors (small tables in dining room)

- Thanks to Steve Ornstein & David Moore for hanging the sound panel artwork in the dining room.
- Jimmy Meeks to replace soft spot on floor of Sound Side men's bathroom – Will complete in March for \$250, in anticipation of the OBX Epoxy Works (gave us an estimate last year) putting the finish on floor in March (epoxy reseal)
- Motion - Fran; 2nd - Jane W. – Approved

Pool:

- ADA Ramp – approved yesterday at CHA Board mtg. – Gary Frazier – approximately \$12,000.
- 60 foot ramp, \$11,500, depending on lumber price. Put painting & new flooring on this year's budget. Should be ready by pool opening in May.
- Concrete decking resurfacing - \$13,000 budgeted. Chips by the staircase. Must be finished by April (Pool Cover Removal). We need to continue re-surfacing every year – it has separated in areas.
- Umbrellas: Need 6 new umbrellas (variety of colors) and new bases - approx. \$2,000. Throw out the old green ones & yellow ones w/small openings at top.
- Can we repair the broken tabs? The tabs are material. Virginia ones work better. Research new tabs for umbrellas – rivet guns. Rivets might work (ones they make for bimini tops). Jane Moore may be able to repair them.
- Slats on the poles are breaking – replacement parts need to be ordered.
- Pool Tag Scanner has been repaired. Discussed adding photos - cost and time prohibitive. 2025 members will be required to show pool tag to enter pool. No tag, no entry. Include the following wording within April membership application:

“If you do not currently have a pool tag, you must come to the pool and get new tag

If you lose your pool tag, you must purchase a new tag at the at the pool for \$5.00.”

- Pool Desk needs replaced. Trex? Need place for computer for check-ins. Cathy will search the internet. Every year needs repaired, etc. Need measurements & try to find someone who may be able to build one. “It's an investment.”
- New Pool Signage ready to order.

Tennis Court:

- Keys: 100 keys purchased. Purchased 3 locks, keyed the same.
Turn in old key – get a new key.
If member does not have an old tennis court key to turn in - \$5.00 for new key
Need to advertise with a statement on CHYRC Facebook page.
- New Tennis Court signage ready to order.
Resurfacing tennis court in April. Jane W. will call Sherrod

Rentals: None at this time – not until the outside deck is completed.

Social:

- Social Hours – January 25 and March 15
- Christmas Dinner was wonderful - excellent meal. 20 people. Need 25 people for it to pay for itself.

Start advertising Christmas Dinner next year, as soon as pool closes, and advertise often. Keep it on the 2nd Saturday of December.

Miscellaneous:

- Attempted to have a joint meeting (CHA/CHYRC/CYC), but no one from CYC showed. They have already posted all of their activities for the year.

- Met with CHA Board.

- CHYRC Liaison to CHA Board: Steve Ornstein as CHYRC Liaison to the CHA.

Motion – Fran; 2nd Jane. Approved.

Steve reported that Colony Lake is currently on hold, and the fence to protect the Live Oak tree to be returned.

Dredging issue with creating a PIT – not enough space. Soundings posted monthly on CHA website.

- Barbara – re: social media attacks/threats (“We should all go to John Collins’ house.”). These are threatening statements, and we request that CHA contact the sheriff’s office, as well as put out a statement to all residents via Eblast that they do not condone the behavior. Adele Page & Mike Weidinger (CHA Board) shared that residents should report any concerns to the new email:

CHA Board must share this email via an eblast, website: chaboard@colingtonharbour.net

Meeting adjourned at 2:30 pm