

**Colington Harbour Yacht & Racquet Club**  
**Thursday, December 4, 2025**  
**Board Meeting**  
**MINUTES**

**PRESENT:** Jane Wirth, Fran Collins, John Collins, Cathy Reale, Corky Williams, Jane Moore (virtually), Steve Ornstein (virtually), & Barbara Ornstein (virtually).

**CALL TO ORDER:** 7:01 pm

**APPROVAL OF AGENDA:** 1<sup>st</sup>: Fran Collins; 2<sup>nd</sup>: Corky Williams. Approved.

**APPROVAL OF November 6, 2025 MINUTES:** 1<sup>st</sup>: Fran Collins; 2<sup>nd</sup>: Cathy Reale. Approved.

**REPORTS**

**President:** Clubhouse: Mural, lamps and décor; Christmas Dinner, CHYRC & CHA Joint Children's Event

**Vice President:** None

**Treasurer:** Checked our Infinex (now Oasic) account from the CHA Office - \$11,000 has been removed from our Capital Reserve account. Our balance is now \$93,000.

**Secretary:** Joint children's event will include Santa arriving at the marina, Continuing to the clubhouse dining room for: Photo w/Santa, Letters to Santa, Cookie Decorating, Hot Cocoa, & Free Book Give-Away.

**Steward:** None

**OLD BUSINESS:**

- Pool fence company has been hired.
- Pool ramp will be accessible for Summer 2026.
- CHA concerns about CHYRC consulting attorney re: deck expense.
- John presented 2 invoices from CHA
- CHYRC attorney letter- in total agreement with John Collins' submissions and common properties being the responsibility of CHA.
- Discussion re: CHA vs. CHYRC financial responsibilities (security, grounds maintenance, common property, etc.). Recommendation that we send a new letter to the CHA Board re: our expenses, shared expenses.
- Our Dedicated Reserve account is a separate Reserve Account for CHYRC leased items. Only those CHYRC leased items listed in the Capital Reserve can be paid for from this account, and not any other additional items.
- Suggestion of a Joint Meeting to discuss CHA vs. CHYRC responsibilities.
- Christmas Dinner is December 13 – Twenty-nine people have registered.

**NEW BUSINESS:**

1. Deborah Beddingfield's requests to see CHYRC financial records. John Collins has provided materials for each request. John has complied with all of Deborah's requests for more financial records..
2. John asked for a Board decision in releasing records. Our 2024-2025 records not available from our accountant until mid-December. Accountant has them at this time.
3. John doesn't believe that, as a 501-C, we must share our checking account information, as requested by Deborah Beddingfield. He will check on this.
4. CHYRC requested to be added to CHA's meeting agenda Tuesday morning (12/9), to present our attorney's response to CHA's removal of \$11,000 from our Capital Reserves. We need to work together to reach an agreement on these issues.  
Both groups agreed that it would be best to submit attorney letter to the CHA Board at their December meeting, and CHYRC can discuss it at the CHA open meeting in January.
5. Both Boards need to update their information that is on file in the Dare County Courthouse Records.
6. Continued discussion: lack of communication, CHA board not involving CHYRC in securing specs & bids for a project billed to the CHYRC, as well as CHA's lack of responding to our communications.
7. CHA: "CHYRC's treasurer records not listing the additional money from the Capital Reserves."  
CHYRC: "We have a contract that we have to live by."

**Issues:**

Open communication from both sides.

Prompt, continuous replies to letters, phone calls, emails, etc.

Payment responsibility for shared utilities, garbage, maintenance – building & grounds

Various additional comments & discussion from members of each board.

CHYRC: "We need to negotiate. When can we meet?"

JOINT MEETING: Wednesday, December 17 – 3:00 pm

**ADJOURNMENT:** 9:17 pm