

Colington Harbour Yacht & Racquet Club
Board Meeting Minutes
November 6, 2025
7:00 pm

Present: Jane Wirth, Fran Collins, John Collins, Corky Williams, Cathy Reale, Jane Moore, Barbara Ornstein (virtual)

Meeting called to order: 7:00 pm

Approval of August 5, 2025 minutes. Motion: Cathy; 2nd: Fran

Approval of Agenda: Motion: Fran; 2nd Jane M.

OFFICER REPORTS:

President: “Thank you to this Board for all of your hard work, countless volunteer hours, and contributions. We are lucky that we all have a common goal. The Club is a wonderful asset to this community, as it has been for many years.”

Vice President: No report

Treasurer: Presented proposed budget for Annual Meeting. With all of the improvements at the pool, clubhouse, tennis courts, and shared expenses with the CHA, we will need to watch our expenditures for next year. We have already approved \$15,000 for Snack Shack upgrade.

Secretary: No reply yet re: our letter to CHA, requesting a change in our CHA Liaison. Today’s meeting (as agreed upon at the CHA/CHYRC Joint Meeting on September 12, 2025) was posted on the CHYRC website, as were the monthly meetings (1st Thursday of each month @ 7:00 pm). No show of CHA liaison, nor of any CHA Board member. Have sent other emails with no response.

OLD BUSINESS:

Membership: 628 members.

Pool: Busy 2025 Pool Season.

Memorial Day - opening to community/free hotdogs - lovely day planned. However, weather did not cooperate at all.

Will try again next year.

Water Volleyball was a hit. Water Aerobics was well attended.

Pool closed on September 13, due to cold water & wind temperatures.

Steward: 2nd floor of clubhouse: New painting, new flooring, new furniture, new bar, new ceiling fans. All looks wonderful! Cathy & Jane are working on some new lamps. New dishwasher in kitchen. AC Unit – tabled until next year.

Many thanks to Randy Reale for running wiring, fans, all vents replaced, etc. A lot of volunteer work – much appreciated.

Need to advertise more widely about the new \$250 fee for small rental (40 people or less) – holiday/work party, wedding/baby shower, etc.

Tennis Court:

- Key Exchange was a success. Discussion of how members can access them during the year.
- Tennis/Pickle Ball Court: finally resurfaced (after waiting months for the contractor).
- Purchased new netting.
- Paid CHA Maintenance to remove weeds, vines, etc.

Social:

- Fall Social Hours: October 11, November 15
- December (Tree Trimming)
- **Christmas Dinner** – Saturday, December 13 – 6:00 pm. Menu: Caesar Salad w/French Baguette, Roast Beef, Garlic Mashed Potatoes, Asparagus, Coffee/Tea. Price: \$30/person. Reservations by 12/6. Advertise on Webpage & Facebook

Annual Meeting (October 11):

- Discussed prep: copies of agendas, copies of minutes, room set-up, reminder on gate board, our webpage & FB page.

Septic (park/bulkhead & 50% of clubhouse septic) – is not in the Capital Reserves.
Status of our Capital Reserves.

NEW BUSINESS:

1. Pool: After waiting for approval, the building inspector gave permission for construction of a fence around the new ADA-approved ramp from the pool to the pool bathrooms, as well as new fencing at the west side of the pool. Unanimous e-vote to hire Albemarle Fencing.
Pool was covered on 10/11/25. Thanks to all volunteers.
2. John shared concerns re: email he received from CHA Treasurer (Mike Hutchinson) informing us that CHA would be withdrawing funds from the CHYRC Capital Reserves in the CHA this coming week, which would “therefore have no impact on the CHYRC annual budget.” But, as John explained, it will affect the CHYRC payment next year.
John pointed out that the CHA Treasurer is adding things to the Capital Reserve that are not to be added.
In the letter, Mike Hutchinson mentioned the need to “set up a meeting in the next few days to discuss expenses incurred for septic field repairs and protections. This is another asset that benefits both entities, but the bulk of the expenses have fallen exclusively on the CHA.”

John presented a breakdown of figures, with 1/3 CHA and 2/3 CHYRC responsibility to pay: cost of new clubhouse roof (\$35,170 – which was agreed to, but not paid yet). Clubhouse Siding – CHYRC has ~\$20,000 in the Capital Reserves, but: siding total cost - \$11,280, but CHA wants us (through our Capital Reserves) to pay for \$7,500 that was for repairs, not siding, as planned).

3. CHA wants to charge \$14,698 to the Club exclusively for deck repair, not the \$3850 that is earmarked in our Capital Reserve to resurface the deck, which is what we agreed to. The Clubhouse deck is not in the Capital Reserve. The Capital Reserve provides \$3850 from the Club to resurface the deck, not rebuild it.

In the CHA Treasurer letter, he states that after the CHYRC payment of \$14,698, it will leave the CHYRC with \$111,000 still in our C.R. and we will annually replace costs via our annual pool fees. Taking the \$14,698 out leaves CHYRC with \$111,000, which causes us to be underfunded (we currently require \$115,000 to be fully funded).

Pool deck – \$7100 payment.

Tennis Courts - \$12,000 payment – out of our Capital Reserve, but CHA wrote the check.

Clubhouse Siding – we can question it or not.

Clubhouse Deck – we should contest completely.

We obligated \$3850 only to resurface the clubhouse deck, not replace it.

Need to check with attorney re: “ We will authorize \$3850 against the \$14,000. If CHA takes the \$14,000 from our C.R., we will deduct that from the \$22,000 of our annual payment to the CHA in January 2026.”

4. Additionally, CHA wants CHYRC to pay \$6700 for part of the bulkhead (septic/park), since our members use the CHYRC pool bathrooms). CHYRC members are first members of CHA, and then CHYRC members. This is taxing our members twice!

Discussion re: a possible letter to the CHA re: we have a contract through 2028. We reject anything that is not in the current contract, and can negotiate in 2028; contact our attorney...

John will do further research to prep for a meeting with the CHA Treasurer.

Refer to Ken Pagurek's letter to attorney.....

Will contact our attorney if CHA removes more than the \$3800.

To be continued...

Adjournment: 8:35 pm

Next Meeting: Thursday, December 4, 2025 – 7:00 pm

