

**Colington Harbour Yacht & Racquet Club**  
**Board Meeting Minutes**  
**Thursday, January 8, 2026**  
**6:00 pm**

**Attending:** Jane Wirth, Fran Collins, John Collins, Cathy Reale, Corky Williams,  
Jane Moore, Barbara Ornstein, Steve Ornstein (CHYRC liaison), Mike Hutchinson(CHA Liaison)

**CALLED TO ORDER:** 6:00 PM

**APPROVAL OF AGENDA:** Motion: Fran; 2<sup>nd</sup>: Cathy

**APPROVAL OF DECEMBER 4, 2025 MINUTES:** Motion: Fran; 2<sup>nd</sup>: Cathy

**REPORTS:**

- President:**
- Welcome back from the holidays.
  - Successful Christmas Dinner – full house with 36 attending.  
Comments: “Best one ever!”
  - Clubhouse mural – ongoing search
  - Successful Santa/Christmas Children’s Event co-sponsored by CHA & CHYRC. Thanks to all involved.

**Vice President:** None

**Treasurer:** Personal Property Tax forms to be completed by deadline.

**Un-audited Financials:**

Balance Sheet - 2025: \$118,000	January 2026: \$148,000
Current Assets - 2025: \$115,900	January 2026: \$142,934

**Profit/Loss Comparison:**

<u>October 2024</u>	<u>September 2025</u>
\$119,000	\$125,000

**Budgeted vs. Actual:**

Budgeted: \$125,800	Spent: \$125,505
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**Initiation & Fees**

\$79,000	\$85,000
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**Concessions:**

\$16,899	\$17,674
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**TOTAL:**

\$230,000	\$242,000 (w/\$12,000 from our C.R.)
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**Dedicated Capital Reserve** - December 2025 - \$93,184. Peak this past year of \$157,000

Discussion with Mike Hutchinson (CHA liaison & CHA Treasurer) re: \$7,000 being withdrawn from CHYRC account. More information is needed.

Our alarm system is failing. To replace/upgrade the system: Johns Brothers quote: \$299 to install. This will raise our monthly cost to \$8/month (~\$100/year)

**Secretary:** Barbara reiterated Jane's comments re: CHA/CHYRC collaboration - children's Christmas event. Attended by 15-20 children, accompanied by parents & grandparents. Many thanks to Donna and Wendi, for creating & coordinating the magical day, as well as bakers, decoration & book donors, & helpers. Scheduled for same weekend next year.

No board meeting in February.

**Steward/Social:** Purchase dimmable LED lights (60 W) for clubhouse.  
Socials planned for : January 10, February 2 & 21, and March 7.

**OLD BUSINESS:**

1. Pool ramp has approval from building/health inspector, and is ready for Summer 2026.
2. Jane has sent letter re: new billing to Deborah. No reply yet.
3. Received CHA Shared Maintenance Proposal email on December 31<sup>st</sup>.  
Need to schedule a CHYRC Board meeting to review, and then schedule a meeting with CHA for discussion.

**NEW BUSINESS:**

1. \$15,000 budgeted for improvements. Snack Shack to get new flooring, remodel closet, new desk, new refrigerator and freezer.
2. Will get bids for flooring, closet, and pool desk.
3. Presentation by guest, David Reed: CHA Board is responsible to get a C.O. New inspection required for the two items failed. Replacement permit should be destroyed and replaced. Deck must be re-inspected and repaired by June 20, or permit will be pulled, and insurance company will not be liable. Clubhouse deck is closed to rentals. Liability issue.
4. John will install a double-key doorknob tomorrow.  
No access to deck until inspector approves.  
Mike H: Deborah is contacting the contractor & inspector.  
Same contractor is returning to make necessary repairs, on his own time to correct.
5. Agreed to proceed with purchase of additional water meter.

**ADJOURNMENT:** 7:19 pm