Colington Harbour Yacht & Racquet Club
MINUTES
May 7, 2026

PRESENT: Jane Wirth, Fran Collins, John Collins, Barbara Ornstein, Corkey Williams, Cathy Reale, Jane Moore, Mike Hutchinson (CHA Non-Voting Board Member), and Steve Ornstein (CHYRC Liaison)

CALL TO ORDER: 6:00 pm
APPROVAL OF AGENDA: Motion: Fran; 2nd: Jane M. Agenda approved.
APPROVAL OF APRIL 2, 2026 MINUTES: Motion: Fran; 2nd: Cathy. Minutes approved.

REPORTS:
President: Thanks to our everyone for all their work to get ready for the upcoming summer season. A special thank you to Fran for prepping (without pay) the entire mailing to 635 members.
Vice President: Membership renewal has begun, and is halfway. Updating in computer as dues come in. So far, 16 new members, and 50 B&Bs (only 1 -2 are new – so far).
Treasurer: Total Income so far: $94, 997
As of May 6: $147,979 – First Bank
$ 17, 550 – First Bank Open Reserve
$ 39, 296 – Capital Reserve – Southern Ban
Total - $203,521
We still have an open invoice of $6,605 with the CHA (Use of clubhouse, water bills, etc. Payment is currently 30 days late, with no response to our multiple inquiries.
Discussed whether we need to send a Demand Letter to CHA Board for payment that was due in 2025. CHA is in arrears for a year. Can't pay a bill that comes after the fact.
Deck issue is still open. As treasurer, I need to know where the money went. We've asked; No reply.
How was our money dispersed? We have asked for reimbursement.
John asking for approval to send CHA a 50-Day Demand Letter for payment of the outstanding invoice. Either reimburse CHYRC or replace beyond $3880 that we paid for deck. After the Demand Letter for payment, we need to receive a response in 15 days – not an ambiguous response.
John: Motion to send a "Demand for Payment Letter" to CHA: 2nd: Jane Wirth. Motion passed.
John – "We want issues in our contract to be the only issues we discuss. The outstanding bill is about contract issues. We are enforcing our CURRENT contract. The CHA is

currently in breach of the contract. We have a contract until 2028. If nothing is received from the CHA by 5/22, we will hire a mediator. Unless we are in breach, we have the option to renew the lease."

Discussion: who is responsible for paying what?

Steve Ornstein: "Where do you draw the line re: who is responsible for what?" What about the ramp beside the clubhouse? Whose is it? This is a building. CHA owns it. What is the CHA Board's goal?

Denise – "600 members paying the majority of the expenses that are owned by CHA. My HoA dues do nothing for your building, pool, and tennis courts."

Secretary: None

Steward: Socials: May 16, June 13, June 27, July 11.
Rentals on May 9 and June 20

OLD BUSINESS:

1. Pool Opened – Saturday, May 23 from 11:00 am – 7:00 pm
2. Water Aerobics: Started June 15
   Deborah Beddingfield has decided not to teach for us. Donna Blankenship will teach 3 days, and others will fill in.
3. Rentals: With the improvements at the clubhouse, we have seen the number of rentals (especially the Small Group for $250) increase.
4. Water Volleyball – Adult: Mondays 6:30-7:00 pm; Kids: Fridays 6:30-7:00 pm.
5. Community Day at the Pool & Free Hot Dogs on Memorial Day was a success.
6. Burger Nights continue on Fridays @ 6pm, until pool closes
   Burger plate: $7; Hot Dog Plate: $5
7. Snack Shack – moving smoothly with the improvements.
8. Tennis Courts – Lock Box with combination for "emergency" key.
9. Joint Meeting with CHA Board to discuss issues (ex: garbage) – Friday, May 22
10. Collaboration between CHA & CHYRC - Thrive OBX Wellness Fair September 12 – Need rental form completed & signed.

NEW BUSINESS:

1. Joint Meeting: Friday, May 22 @ 5:00 pm, with CHA Board to discuss issues (Ex: garbage).
2. Thrive OBX - Wellness Fair for the CH community in September. CHA & CHYRC are collaborating to bring this service to the community.
3. No response yet from CHA Board re: billing sent. See Treasurer's Report above for motion approved to send Demand Letter to CHA Board for payment.

Steve Ornstein –" For these JOINT MEETINGS: 14 people will be a mess". Suggested only 3-4 reps each from CHA & CHYRC. Discuss the existing contract ONLY, and the status of the Demand Letter.

John Collins – "Our contract is until 12/31/2028. Unless we are in breach of the contract, we have the option to renew the lease".

Jane W. We are only discussing the current contract at the joint meeting.

Denise Collins Dale (CHA & CHYRC member): You only need to discuss the current contract, and items not adhered to on both sides of the fence. You have to resolve the issues at hand right now, for both boards to do their fiduciary responsibility - Open issues that need resolution. Resolution is in the contract. If someone is not paying, they are in breach. "
Denise to Mike Hutchinson: "Please don't smirk at me"
Mike H – "You people..."
Mike H. Gets up out of his chair, puts his face inches from Denise's, and starts screaming at her, while pushing the chair that was between them into Denise's body.
Mike sits down, apologizes to board. Denise: "You should be apologizing to me, not the board." Mike apologizes to Denise. Denise accepts.

ADJOURNMENT: 6:57 PM

July 2, 2026

5:42 PM
07/02/26
Cash Basis

Colington Harbour Yacht & Racquet Club, Inc.
Balance Sheet
As of July 2, 2026

			Jul 2, 26
ASSETS			
Current Assets			
Checking/Savings			
1000.00 · Current Assets			
1010.00 · Checking Accounts			
1010.04 · FIRST BANK (1183)	231,101.93		
1010.05 · FIRST BANK (0319) Oper. Resv.	17,553.75		
1013.12 · CAP/RSV M/M Southern Bank 1...	39,303.23		
1015.00 · Petty Cash (Pool)	-199.00		
Total 1010.00 · Checking Accounts		287,759.91	
1000.00 · Current Assets - Other		-207.00	
Total 1000.00 · Current Assets			287,552.91
Total Checking/Savings			287,552.91
Accounts Receivable			
1100.00 · Accounts Receivable			-10,143.51
Total Accounts Receivable			-10,143.51
Other Current Assets			
Accts Receivable Adjustment			2,850.00
Total Other Current Assets			2,850.00
Total Current Assets			280,259.40
Fixed Assets			
1200.00 · Fixed Assets			
1210.00 · Equipment & Furniture			
1210.01 · Cost	300,838.23		
1210.00 · Equipment & Furniture - Other	14,605.89		
Total 1210.00 · Equipment & Furniture		315,444.12	
1215 · Improvements		106,226.84	
1230.00 · Accumulated Depreciation		-254,606.51	
Total 1200.00 · Fixed Assets			167,064.45
Total Fixed Assets			167,064.45
TOTAL ASSETS			447,323.85
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000.00 · Accounts Payable			-15,500.40
Total Accounts Payable			-15,500.40

Colington Harbour Yacht & Racquet Club, Inc.
Balance Sheet
As of July 2, 2026

		Jul 2, 26
Other Current Liabilities		
2100.00 · Payroll Liabilities		
2100.02 · Federal W/H Liability	2,188.71	
2100.00 · *Payroll Liabilities - Other*	-763.49	
Total 2100.00 · Payroll Liabilities		1,425.22
2400.00 · Club Rental Deposit		250.00
Total Other Current Liabilities		1,675.22
Total Current Liabilities		-13,825.18
Total Liabilities		-13,825.18
Equity		
3210.00 · Cap Reserve Fund BOD designated		65,140.43
3200.00 · Operating Fund Balance		251,164.30
3900 · Retained Earnings		42,224.44
Net Income		102,619.86
Total Equity		461,149.03
TOTAL LIABILITIES & EQUITY		447,323.85

July 2, 2026

5:41 PM
07/02/26
Cash Basis

Colington Harbour Yacht & Racquet Club, Inc.
Profit & Loss
October 1, 2025 through July 2, 2026

			Oct 1, '25 - Jul 2, 26
Ordinary Income/Expense			
Income			
4101 · Returned Check Charges			21.00
4000.00 · Membership Dues			
4000.01 · Family Membership		112,962.00	
4000.02 · Individual Membership		9,726.44	
4000.04 · Tenant Members		2,003.58	
Total 4000.00 · Membership Dues			124,692.02
4010.00 · Initiation Fees			1,900.00
4020.00 · Guest Fees			
4020.01 · Pool Guest Fees		16,090.50	
4020.03 · Pool Tenant Fees		56,400.00	
Total 4020.00 · Guest Fees			72,490.50
4030.00 · Concession/Vending Income			
4030.01 · Consession Sales		138.25	
4030.00 · Concession/Vending Income - Ot...		6,047.43	
Total 4030.00 · Concession/Vending Income			6,185.68
4050.00 · Social Income			1,222.00
4060.00 · Interest Income			66.99
4070.00 · Club Rental			5,150.00
4090.00 · Miscellaneous Income			25.00
Total Income			211,753.19
Gross Profit			211,753.19
Expense			
6000.00 · ADMINISTRATIVE			
6139 · Insurance			
6140 · Workman's Comp Ins.	958.00		
Total 6139 · Insurance		958.00	
6190 · Software		2,160.56	
6100.00 · Professional Fees			
6100.01 · Accounting	7,190.00		
6100.03 · Legal	1,050.00		
Total 6100.00 · Professional Fees		8,240.00	
6110.00 · Bank Service Charges		2,758.11	
6120.00 · CHA Reimbursements		24,217.77	
6150.00 · Postage		592.80	
6170.00 · Supplies/Printing		20.27	
6180.00 · Misc. (non-departmental)		278.00	
6000.00 · ADMINISTRATIVE - Other		4,057.49	
Total 6000.00 · ADMINISTRATIVE			43,283.00

Colington Harbour Yacht & Racquet Club, Inc.
Profit & Loss
October 1, 2025 through July 2, 2026

		Oct 1, '25 - Jul 2, 26
6300.00 · POOL		
6310.00 · Pool Salaries		
6310.01 · Manager Salary	6,241.50	
6310.02 · Staff Wages	14,546.00	
6310.03 · Payroll Taxes (FUI & SUI)	2,763.67	
Total 6310.00 · Pool Salaries		23,551.17
6320.00 · Contract labor (CPO)		2,990.00
6335.00 · Permits		500.00
6365.00 · Repairs/Maintenance		12,065.00
6370.00 · Supplies		
6370.05 · Wristbands	192.15	
6370.01 · Pool	3,187.66	
6370.03 · Equipment Purchases	3,067.40	
6370.00 · Supplies - Other	154.74	
Total 6370.00 · Supplies		6,601.95
6300.00 · POOL - Other		4,427.04
Total 6300.00 · POOL		50,135.16
6500.00 · CLUB HOUSE		
6510.00 · Cleaning		4,200.00
6520.00 · Repairs		1,886.00
6530.00 · Supplies		906.42
6550.00 · Social Activities		
6550.01 · Happy Hour & Dinners	426.17	
Total 6550.00 · Social Activities		426.17
6560.00 · Charter Communications		2,082.06
6570.00 · Utilities- NC Power/Water		6,177.19
6580.00 · Maintenance		225.00
6500.00 · CLUB HOUSE - Other		-250.00
Total 6500.00 · CLUB HOUSE		15,652.84
6700.00 · TENNIS		
6730.00 · Supplies		62.33
Total 6700.00 · TENNIS		62.33
Total Expense		109,133.33
Net Ordinary Income		102,619.86
Net Income		102,619.86