

Colington Harbour Yacht & Racquet Club

Minutes

July 2, 2026

PRESENT: Jane Wirth, Fran Collins, John Collins, Cathy Reale, Jane Moore, Barbara Ornstein, Steve Ornstein (CHYRC Liaison), Jessica Loose (CHA Non-Voting Member)

CALL TO ORDER: 7:01 PM

APPROVAL OF AGENDA: Motion - Jane; 2nd – Fran. Agenda approved.

APPROVAL OF MAY 7, 2026 MINUTES: Corrections noted. Motion: Fran; 2nd: Cathy. Minutes approved.

OFFICER REPORTS:

President: Jane Wirth welcomed attendees. Thanked each board member & liaison for their contributions.

Vice-President: Fran Collins thanked Jane Wirth for her work and support throughout the year.

Treasurer: John Collins presented the current financials for the CHYRC, as well as presented current issues that the CHYRC has with the CHA.

CHA has sent us what they want to put into the budget next year, and we have some problems with it.

- We have not heard back from the CHA re: whether they will be crediting us back for the \$10, 900 (clubhouse deck repairs) that they removed from the Capital Reserve.
CHA bill is for deck repairs, which is not according to our contract. We agreed to re-covering the deck surface. Structural repair of any part of the building is not our responsibility, according to our contract.
- CHA is now proposing that we put the \$10,900 back into the Capital Reserve account, and \$26,138 as part of our contribution for 2027 - including the full amount of the deck repair, which we did not vote to approve. We need to resolve these issues, and need CHYRC & CHA to come to an agreement in order for me to submit the budget for the upcoming fiscal year. CHA Treasurer, Mike Hutchinson, feels he can use the Capital Reserve funds to fix the deck. We disagree. It is a Dedicated Account. The \$10,900 taken out is not our responsibility. We were not even notified about the withdrawal; it appeared on our bank statement.
- CHA has not paid us for an outstanding bill of \$6600.
- Presently, our contract calls for an independent reserve study. That study has now been changed, and we did not agree to it. We perceive that this is a breach of contract by CHA.
Barbara: Motion to contact an independent accountant and attorney to determine our responsibilities re: Capital Reserve contribution ; 2nd: John. Approved.
- Issue: CHA using the building at no charge. Currently, CHYRC pays for roof, siding, insurance, electric, water, maintenance of the clubhouse. Lease agreement (Section 2) provides that CHYRC can establish a fee for CHA use of the building. It was originally set up that way to aid in building maintenance & repair costs.

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- Jessica Loose requested all of John's paperwork on this matter.

Secretary: No report.

Steward: Burger Nights continue through Labor Day weekend.

Social Hour – July 11. Hosts: Cathy & Randy Reale

Mural – Motion by Jane Wirth for a \$1,000 spending limit; 2nd: Fran. Approved.

OLD BUSINESS:

1. Ratification of recent E-votes:
 - a. Creating a Nominating Committee for upcoming 2026 CHYRC Elections.
Motion: Fran; 2nd: Cathy. Approved.
 - b. Request for July 11 free rental of clubhouse for a meeting was denied.
Motion: Barbara; 2nd: Jane Moore. Approved.

NEW BUSINESS:

1. Discussion re: effect of weekly rentals on the pool/chlorine levels. This year, we have less rentals. Although the income from rentals is helpful, we want to keep the number of weekly rental memberships to 90-91.
2. Steve Ornstein (Liaison) announced that applications to run for the CHYRC board are available online (CHA website & Facebook page, as well as a designated box in the hallway). Deadline for submission is August 1.
3. Nominating Committee (Rick Setty, Tracy Palmer, & Steve Ornstein) will ensure those voting are valid CHYRC members, candidate names will be randomly drawn to determine candidates' order on the ballot. Candidate application & bio should be mailed to the P.O. Box listed on the form, or placed in the mail slot on the CHYRC door in the clubhouse hallway. Deadline: August 1.
4. Discussion re: unopposed candidate(s) requiring ballots, and communication re: elections.

Adjourned: 8:09 pm