

Colington Harbour Yacht & Racquet Club

Minutes

August 6, 2026

PRESENT: Jane Wirth, Fran Collins, John Collins, Barbara Ornstein, Corky Williams, Cathy Reale, Jane Moore, and Jessica Loose (CHA Non-Voting Board Member).

CALL TO ORDER: 7:01 pm

APPROVAL OF AGENDA: Motion: John; 2nd: Fran. Agenda approved.

APPROVAL OF July 2, 2026 MINUTES: Motion: Fran; 2nd: John. Minutes approved.

REPORTS:

President: No report.

Vice President: Have stamped & placed return address on envelopes for the annual mailing.

Treasurer: Balance sheet vs. previous year comparison for:

July 31, 2025 - \$226,810 to July 31, 2026 - \$249,099. +\$22,266

Total assets: From \$393, 532 to \$415,013. We have two more months to run on our fiscal year.

Secretary: Prepping materials to be used for the annual mailing & Annual Meeting.

Social: Social Hour - August 15 – Jane & Doug Wirth to host. August 29 – Barbara & Steve Ornstein - hosts.

OLD BUSINESS:

1. Mural Update: Need to review and decide. For size we need – approx. \$680 for pasted mural with topcoat. Reviewed at end of meeting and made choice.

2. CHA outstanding bill/demand letter status: John stated that we met with Margaret Chase, our attorney, to review our obligations under the contract to the CHA. She reviewed back to the 2013 contract, found many discrepancies, etc. Reviewed up to the last Capital Reserve we did, and she's in the process of writing recommendations to us. Covered a lot of different issues. All board members had input, discussion followed, and the board voted to send CHA a demand letter from the attorney. Will wait to do more until we read attorney's recommendations.

Example of our concerns: CHA put the \$10,900 into the Capital Reserve obligation, which we didn't agree to. Our contract requires agreement by both parties. We didn't agree to that.

- It is part of our annual \$26,000 annual payment to CHA. Raises that into question.

As Treasurer, John has to present the budget at THIS meeting and get approval, so we can prepare for our Annual Meeting. He has included the \$26,000 at this time, pending attorney's response.

We sent CHA a demand letter, got an acknowledgement from the CHA, but have not received any determination of what was going to happen with it. We are hoping that the attorney will be able to help us find out what is happening, and proceed from there.

It is CHA's responsibility to maintain and mow the grass around the clubhouse, pool, & tennis courts. Thought we had resolved this conflict. We still have an open amount of the billing from the CHA, of \$600 for mowing. According to our contract, we are not responsible for the mowing around the building. We are responsible for the mowing within the fenced areas - another item up for discussion w/attorney.

Hope to be able to follow attorney's advice.

NEW BUSINESS:

1. The Nominating Committee did an excellent job of advertising for candidates. Candidate submissions were listed on the CHYRC website on August 1, in alphabetical order: John Collins, Lynne DePaolo, Melissa Delbusso, Scott Garber, Regina Mackin, Cathy Reale, Rick Setty, Corky Williams. For the Annual Meeting mailing, names will be drawn randomly to determine order of placement on the ballot. Barbara is the chair of the Election Committee, and has been in touch with several CHYRC members about serving on the Election Committee with her.
All materials for the Annual Mailing are currently being prepared.
2. Jimmy Roberts Memorial held at the Clubhouse.
Very nice, extremely well-attended. We sent flowers, several of us attended, and brought food. Jimmy worked for the CHA for over 20 years, and his wife, Cathy has been one of our monitors at the pool over the years.
3. Reviewed John's proposed budget for next year, to be presented at the Annual Meeting.
Last year, we budgeted \$125,800 for Membership Dues. Brought in \$127,700 for this year. John is budgeting \$126,948 for this next year.
We have included the full \$26,000 that CHA has billed us for the Capital Reserve, until all items of the dispute have been agreed upon.
Budgeted \$1800 for canvas tarps to be created for the tennis court nets.
At this time, we have not budgeted any major projects for the upcoming year.
4. Budget Approval Vote on proceeding with the proposed budget for next year:
Motion: Jane W; 2nd: Jane M. Motion approved.

Meeting Adjourned: 7:37 pm