

OTYC Board Meeting
May 17, 2017
via teleconference

Attendees: Nancy Cooper, Mike Biskupski, Scott Mulligan, Mike Adelson, Cathy Heiser, Bob DeVries, Libby Mustaine, Kanda McKee and Cathy Stephenson.

Commodore Cooper called the meeting to order at 8:04 pm EDT.

Approval of April 12, 2017 Meeting Minutes - Scott Mulligan motioned to approve the Minutes and Libby Mustaine seconded. The motion carried.

AED – Kanda McKee confirmed the AED has been purchased. It resides with Cathy Heiser until it will be installed. After discussion of Good Samaritan laws in Michigan, the Board agreed to move forward with the installation of the AED. Kanda will call the Northport Fire Department and possibly meet with Hugh Cook for a recommendation on the best location for the unit. We would like to have it installed in a visible location before the Opening Dinner, if possible. Kanda, Mike Biskupski and Cathy Stephenson are scheduled to take the ½ day training on Saturday, June 24th.

Parking Lot Grading – Cathy Heiser has brought Keith Disselkoe into the project as Grounds Committee Chair. Together they met with Kal Excavating to review the planned work. Kal will begin once the painting of the Clubhouse has been completed and the paint has dried. The divots will be graded and the lot resurfaced with the same soft, forgiving on feet stone material currently in use. Work is expected to be completed next week, prior to Memorial Day. The total project cost is approximately \$3500. Kanda indicated that she will meet with Debby Disch to determine placement of the handicapped parking spots which will then be painted by Keith. The Board agreed that it did not want to stripe the lot, but only the 2 or 3 handicapped spaces. Once the number of spaces is confirmed, Kanda will purchase the handicapped signage.

Painting of the Clubhouse – Dennis Armbruster provided a brief summary and Cathy Heiser had visually verified that the painting of the Clubhouse was nearing completion and looked great. Scott Mulligan stated his concerns based upon his visit to the Clubhouse while the priming was being done and that the painters may have used a different primer than we had approved. Scott's observations raised questions about the adhesion with the Rejuvenate product and product warranty. Unfortunately, Dennis left for a European vacation on the day of the Board meeting and Scott had not discussed the situation with Dennis before his departure. Cathy Heiser indicated that if a different product was used and it would not wear as we expected or wear comparably to the typical life of the product we would have to negotiate a different warranty with Assurance. Kanda McKee & Cathy Heiser agreed to visit the Clubhouse and investigate further.

Sunfish – Commodore Cooper confirmed the Board's agreement to repair the hulls of two sunfish in need of repairs. The projected cost is \$775. Nancy or Cathy Heiser will reach out to Jim Miller to see if he can take one of the sunfish to Traverse City while Cathy takes the other.

EZ Docks - While Scott Mulligan was in Omena for an extended period this spring, he devised a schematic that utilizes more of the floating docks within our Bottomlands footprint than we thought we could use. Becky at EZ Docks agrees it is a viable option. Commodore Cooper has asked Bill Krusel if he agrees as he utilized the EZ Docks on numerous occasions last year. If so, this would only leave one piece unutilized this summer. Tom Oehmke has asked the ACOE for approval of this layout. The only concern is for the accessibility to the slip by the committee boat. It is felt that there would be no issues accessing the first rental slip as the Rays have a smaller boat than other renters and is therefore easier to maneuver. The cost of the welding to modify the placement is \$1450. Installation is scheduled for June 22.

Main Beach – Significant erosion of the sand occurred over the winter as evidenced in the pictures Scott Mulligan took and that were distributed prior to the Board meeting. Kal Excavating has provided an estimate of \$912 for several loads of sand and grading. Tom Oehmke confirmed no permit is needed for this work in so far as we do not go below the “ordinary high-water mark”. Subsequent to the Board meeting, Tom clarified that sand could be no closer to the water’s edge than 2” landward.

Boat Launch Ramp & Dock – Commodore Cooper confirmed that the launch is closed and deemed unsafe for use. Considerable discussion followed. Scott Mulligan reviewed the situation with Thad Tomlinson when Scott was recently in Omena. Thad is confident he can make repairs that would last for 2-3 years; his only hesitation is if a permit is required. Thad said he could fill in the north side of the launch with heavier stones to prevent further erosion of the area. He would work with Kal Excavating to remove the broken large chunks of concrete. When asked about whether repair work would require the approval of the Army Corps of Engineers, the Commodore said that Tom Oehmke believes the work would be grandfathered by our Bottomlands lease, so we can maintain and repair it.

The adjacent dock is also in disrepair. Thad suggested to use the legs of the dock and purchase a Twin Bay open pattern surface decking to be placed on the legs of our dock (which would be retrofitted to fit). The preferred width of the dock is 4’ v the 3’ that we now have. Alternatively, Joe Varley offered his dock to the OTYC (it does require some refurbishment). It is a Twin Bay 4’ wood dock which is harder to maintain than the open surface. Unfortunately, Twin Bay wood cannot be retrofitted with Twin Bay open surface sections.

Bob DeVries had spoken with Barb Von Voigtlander who has used Kal on their boat launch with good results.

The Board concluded that our goal is to have a safe, serviceable launch and dock in use for the summer season and approved the solution which uses the legs of the existing dock and adapts them to add a 4’ Twin Bay open surface dock panels. Bob DeVries will coordinate work with Thad Tomlinson who will, in turn, work with Kal Excavating to address the detached concrete and rebar so a safe condition exists in and out of the water. The projected cost is estimated at approximately \$2200, limited because Thad will pass through at cost the Twin Bay sections.

Treasurer’s Report – Cathy Heiser shared that the State of Michigan has a cumbersome protocol for workers comp and requires audit work to reinstate the OTYC. Cathy will handle with Mike Adelson and respond to Liberty Mutual as needed.

The Club is a depreciating asset. We have an old building and equipment that require constant maintenance and repair. According to Cathy's analysis, if we continue to draw down our reserves to maintain the Club as we have been doing for the past few years, we would reach a point below the minimum reserve we established last year in the next 12-18 months. Cathy said we have three alternatives:

- Acknowledge and allow the reserve to be depleted
- Reduce our expenditures, likely not supporting the repair and maintenance needs of the Club
- Entertain a dues increase in 2018
 - One-time adjustment to dues to enable us to catch up to our current level of spend. This would require a 22% increase in a member's annual dues; or
 - Gradually increase dues over each of the next several years, starting with a larger increase and reducing the amount of the increase over the years; or
 - A combination of a more modest dues increase coupled with a special assessment.

Cathy asked the Board to consider the options and reach out with questions. Commodore Cooper said it would be important for us to inform the membership of our recommended action at the Annual Meeting, especially if it requires a vote by members. This topic will be discussed in greater detail at the next Board meeting.

Youth Program – Commodore Cooper confirmed that the Youth Director has been hired, offers are out to the Youth Counselors and have been accepted. The staff has commenced planning for Camp. Contracts for each position have been developed outlining specific responsibilities.

Clean Up Day – Kanda McKee and Bob DeVries will represent the Board at Clean Up Day on June 3.

Memorial Day Reception – Cathy Stephenson will provide the Official Greeting.

Next Board Meeting – The next Board meeting will be on Wednesday, June 7 at 8:00 pm EDT. Additional meetings were agreed to as well:

- July 6 at 9:00 am EDT at the Biskupski tree house (changed after our meeting from the Clubhouse).
- July 13 at 4:00 pm EDT to prepare for the Annual Meeting at the Ehrhardts on Ingalls Bay.
- July 15 immediately following the Annual Meeting, to elect new officers.

Mark your calendars now!

There being no further business to discuss, the meeting was adjourned at 10:03 pm EDT.

Respectfully Submitted,
Cathy Stephenson, Secretary