

OTYC Board Meeting

September 11, 2019 8:00pm

Via Teleconferencing

Attendees: Bob DeVries, Kanda McKee, Linda McKenzie, Kerry Magrini, Cathy Heiser, Karen Edgley, Tommy Newland, Don Lystra and Scott Mulligan. Kerry Magrini called the meeting to order at 8:01 pm.

Approval of Prior Board Meeting Minutes –Cathy Heiser motioned to approve the August 7, 2019 Board Meeting minutes. Karen Edgley seconded the motion which passed.

OTYC Counsel Discussion – Tom Oehmke has submitted his last bill as Registered Agent for the OTYC. Cathy has hired NWMI as our Registered Agents. They will make sure we comply with all State of Michigan requirements. The cost was \$110.00. Even though it is the Commodore's and Treasurer's responsibility to comply, using NWMI will work on "auto-pilot." Kerry has a thumb drive of all Tom's work and will back up it up to give to the Secretary.

Treasurer's Report – Cathy stated that there is no major change to her Profit and Loss Statements distributed after the 2019 OTYC Annual Meeting. In an email sent to the Board prior to the meeting, she wrote:

We are on course to meet the Budget prepared and presented to membership at the Annual Meeting.

- Operating Reserve at the end of the year of (approx.) \$35K in our checking account, after paying for
- House Beautiful and existing Waterfront (boat launch, finger docks) projects, and before paying for
- Bubbler for the docks, which we have earmarked in next year's budget but may pay for this year.

We have identified NEW Projects which I believe can be funded in the 2020 Budget (even if we do these projects this fall): (1) Porch Paint (not to exceed budget: \$1,500), (2) Tennis Court crack fill (not to exceed budget: \$1,000) and (3) Dead Man Anchor Repair at the Floating Dock sea wall (not to exceed budget: \$7,000).

We have identified NEW Projects which CANNOT be funded within the 2020 Budget. Kerry will recommend, and I concur with, hiring Gordie Frazier (local engineering firm) to assess the scope of these projects: (1) Waterfront Erosion and its impact on shoreline and boat launch, (2) Repair of the primary dock (starting with but not limited to the concrete portion) and (3) Relocation of Floating Docks to safer water.

The financial benefit of hiring Gordie Frazier now (in 2019) is to determine if our Operating Reserves and targets are adequate to maintain the Club's waterfront assets if expected repairs are needed. Payment of this Gordie Frazier review will be covered within the existing Operating Reserve as needed.

AFTER we have the scope of GF recommendations and the potential costs associated (such that the board can consider fully), we would then discuss ways to raise necessary funds. As mentioned at the Annual Meeting, and as covered in prior Board Meetings, these can include either or combination of the following funding mechanisms: (1) Raise Dues – including Initiation Fees and any/all other collected Fees, (2) Capital Call – which could allow for donations beyond that specified and (3) Sale of real property – specifically, Lot 29.

Kerry has called Gordie Frazier and he is willing to do a feasibility study and an overview of cost for free. (Gordie Frazier is an Engineering Firm.)

Youth Camp – Linda had nothing to report, but did say that her talk with Ann Rodeck, explaining why we will not need her services next year, went fine. We will need to reduce staff and our priority will be to hire employees with Life Guard Certification.

Waterfront Problems –

Bubblers vs. Ice Breakers - Scott Mulligan recommends that we purchase a deicer, not a bubbler, which uses a propeller system to churn water. He also recommended adding a thermostat box which would regulate the deicer and have it only come on when the air temperature gets below 32 degrees. The deicer mounts to the dock and enables it to oscillate. Bubbler systems are more expensive and require more maintenance. The Board had previously approved money toward this purchase in the 2020 Budget. Scott thinks the cost for everything will be around \$1,300 for the deicer that has ½ horsepower, covers a 50' circle with the oscillator and draws about 5 AMPS. Scott was given the OK to go ahead with the purchase of this equipment.

Installation of rocks on the beach and ramp – Kerry is in touch with Gordie Frazier. We will wait for the feasibility study.

Deadman Seawall Anchor – KAL will investigate. There may be only one in trouble, but we will have to wait until the ground is firm.

Tennis Court – We are getting crack repair quotes on the courts. These cracks are on the edge where the asphalt meets the concrete. They are hairline cracks, but need to be sealed before the ice on the court makes them bigger. One quote is for \$2,700. This is not unusual for this to happen.

OTYC Rental Agreement – Currently we charge \$500.00 to rent the building. We do not include a fee for cleaning the building after the event. This costs us \$350.00. Cathy moved that she draft an addendum to the Rental Agreement to add \$350.00 for cleaning. This will be in effect for the remainder of the year. Linda McKenzie seconded the motion and it passed.

Membership Statement in our General Policies – The last bullet point in the Membership Section of the General Policies will be replaced with the following language, per Bill Renz' request: A Legacy Member, as defined by the OTYC by-laws, may transition to an Adult Membership (Family or Single) without an initiation fee and by payment of annual dues.

Additional Information – Kerry stated that Michael Ray has been very helpful in getting our Scuttlebutt email listing in a more manageable form. In the future, Mary Tonneberger will send Michael the Scuttlebutt and he will send it out!

Kerry adjourned the meeting at 9:10. **Our next meeting is scheduled for Wednesday, October 16th at 8:00 via teleconferencing.**

Respectfully Submitted,

Kanda McKee, Secretary