

OTYC Board Meeting

June 15, 2021 7:00pm

Via Teleconferencing and meeting at Kanda McKee's home

Attendees: Kerry Magrini, Kanda McKee, Scott Mulligan, Linda McKenzie, Bob DeVries, Cathy Heiser, Don Lystra and Tommy Newland were in attendance. Karen Edgley was unable to attend. Kerry called the meeting to order at 7:00.

Approval of Meeting Minutes from May 12, 2021 – Bob DeVries motioned to approve these Board Meeting minutes. Scott Mulligan seconded the motion which passed.

Treasurers Report and Waterfront Project update -

Cathy Heiser is preparing a conversation on Lot 29 to present at the Annual Meeting. The estimate of the waterfront improvements as suggested by our engineering firm has changed since the last meeting by a factor of 2X. In the absolute, the costs will be considerable – even if we only replace the decking on the dock with Trex or other like material and dredge the filled slips the estimated costs are over \$100K. The status of the project and the cost of the improvements should not dictate whether or not we sell Lot 29. There is always going to be a waterfront project. We will never abandon the dock and the protection/benefit it gives to our deep-water harbor and Club property.

Tommy Newland moved that the Board take to the OTYC membership the recommendation to sell Lot 29 for funding of the waterfront. Kerry Magrini seconded the motion. Much discussion ensued.

Some Board members felt we needed to establish a minimum price. Others felt that we needed to get every penny we could out of the property.

Ann Marie Mitchell has provided us with an opinion on the Lot's value based on her assessment of market trends, past sales and current activity. This is not the same as professional appraisal (Ann Marie is a Real Estate Agent, not an appraiser). She proposed the value of the lot at this time is between \$75K and \$135K for the lot.

Some Board members suggested that we use \$99.5K, an average of the market assessment, as the minimum bid. Cathy will reach out to Ann Marie by Friday, to give us a number to back up this suggestion. Then we will vote on the price via email.

Cathy presented the quote from Patrick Machins and some alternatives to reducing the costs. We could forego replacing the concrete seawall between the groin and the boat launch and just focus on the dock and pier. But we will have to have a permit for all of the work that will be considered now and in the future.

Cathy also informed us that Thad Thomlinson offered to "manage" the project for us. He would need us to be quite clear on what we wanted done and to ideally have one Board point of contact for him on the project. This would represent a cost savings for the Club rather than hiring Manchin (or other) to do this work on our behalf.

She believes the original quote can be tightened up a bit.

Cathy clarified that the 2019 appraisal for the Lot 29 was completed so as to have a book value for the lot on the OTYC Balance Sheet. It had never been accounted for in the past. This appraisal was completed by an independent licensed professional not affiliated with the Club.

The original motion was restated. Tommy Newland moved that the Board take to the OTYC membership the recommendation to sell Lot 29 for funding of the waterfront and the recommendation that the Board establish a process to determine the best sale price and benefit to the Club. Linda McKenzie seconded the motion. The motion was put to a vote and it passed. Scott Mulligan abstained.

Youth Camp -

Linda McKenzie stated that registrations are coming in and we do have some new campers.

Preliminary discussion on Annual Meeting and Commodore's Reception -

All Board members will be expected to be at the Club at 8:30 am to set up the room for the Annual Board meeting.

Kanda will make sure the Agenda is sent out through the Scuttlebutt prior to the meeting.

Kanda will send Kerry Magrini all of the paperwork needed to have at the meeting. Kerry will see that the copies are made. This includes the Agenda (20 copies), Prior Year's minutes (Double sided and 1 copy per table - 15 copies), extra proxies (20 copies), Registration sheets for the front entrance sign-in table and the Tally sheet for the Parliamentarian.

Cathy Heiser will provide copies of the Treasurer's Report for the prior year and Projection Report for the current year for the meeting.

Kanda will send a PDF of the 2021 Proxy to all Board Members. She will also provide some verbiage for Cathy to use to in making a motion for members to approve the sale of Lot 29, etc.

Scott Mulligan will retrieve proxies from Kanda's mailbox that come in after June 30th and deliver them to the Parliamentarian at the meeting. Scott will also make sure the sound system is in proper working order.

Bob and Caryn DeVries will take care of making the coffee for the meeting and Linda volunteered to get the donuts from Barb's bakery (3 dozen).

We still need to determine who will sit at the sign in table to make sure everyone signs in.

Karen Edgley has been asked and has agreed to help Kanda out and take secretarial notes during the meeting.

All Board Members are expected to stay after the meeting for the Executive Meeting where new Officers will be elected. Also all Board Members are expected to help clean up after the meeting.

It was agreed that the Commodore Reception will be discussed at a later meeting. It was getting late!

Guest Membership Vote - The following Guests members were voted on via email and accepted:

John and Kari Bilek

Laura Hassberger Deal

Guy Ringler and Mark Rios

Chris and Kerri Lee Chakroff

Gary and Jen Prescott

Dave and Kathy Spohn

Paul and Jane Thielking

Additional Information -

Scott Mulligan volunteered to come up with language for the General Policies addressing the rejoining of previous members

The water heater was replaced in the men's bathroom. The status of the well still looms as a potential problem.

Proxies should be available to all attendees at all future events held at the Club.

Kerry called the meeting to a close at 9:00pm. **Our next meeting was not scheduled and a proposed date will be sent out via email in a few days. This meeting needs to take place prior to the Annual Meeting in July.**

Respectfully Submitted,

Kanda McKee, Secretary