

# Saint Paul Yacht Club

Board Meeting Minutes

July 22, 2019

St. Paul Yacht Club Clubhouse

Board Members Present										
Commodore	Vice Cmdre	Secretary	Treasurer	Board	Board	Board	Board	Board	Board	Past Cmdre
Steve Nelson	Greg Jorgensen	Bill Tschohl	Ralph DeLong	Lynn Adler	Brett Cummings	Bruce Johnson	Mike Patten	Stephanie Stoessel	Annie Stone	Dennis Sando
X		X	X	X	X		X	X	X	X

Call to Order: 6:33 p.m.; Pledge of Allegiance

### **Guests:**

Rebecca Webber and Brian Erickson, Barb Haake, MJ Babcock, Dave and Sadie Mathison, Thomas Marrone, Dave Nelson, Carol Pine

### **Determination of Quorum:**

Yes, there is a quorum.

### **Open Forum:**

Steve: Asked for board and meeting attendees to take a walk to the yard.

(notes from visiting recently pulled boat in the yard)

The boat was pulled at the owner's request so they could make repairs to satisfy our request to have the hull surveyed, repair propulsion, etc. The owner will be working on repairs and has had a survey done.

There are obvious holes in the hull, above the waterline, that will need repair. The question noted was what do our standards have to say about the repairs. Most felt that if repairs to the hull were done along with repowering or whatever was needed to make it drivable were completed that would be sufficient. Comments trended toward language that is in our by-laws, which is subjective in nature. It was agreed that a discussion should occur with the owner to determine what their plans are.

### **Minute Approval:**

7/22/2019 minutes are approved and were sent to the board and Roger.

Minutes were distributed on the SPYC website by Roger after approval.

### **The board meeting minutes will be posted to the website here:**

<https://www.stpaulyachtclub.org/members> The new board has made it a priority to approve and post the minutes in as timely a fashion as practical.

### **Electronic Voting Results:**

Minute approval for 7/22/2019.

Steve Nelson- Approve, Bruce Johnson- Approve, Bill Tschohl- Approve, Annie Stone- Approve, Greg Jorgensen- TBD, Stephanie Stoessel – TBD, Brett Cummings – Approve, Lynn Adler – Approve, Denny Sando- TBD, Ralph DeLong- Approve, Mike Patten - TBD

7 approve, 0 nay, 4 no responses. Minutes are approved.

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Meeting Minutes approval process

The Board has 48 hours to review, comment and vote electronically. Votes will be tallied by the secretary at the end of the 2nd day after draft minutes are sent. (So, this Monday's meeting minutes were sent this Monday evening. Any corrections and any votes should be received by the secretary before end of day Wednesday. Vote tally would be added and included in the Electronic voting section of that month's meeting minutes if approved. If not approved or if fewer than six votes are received, the minutes would be reviewed, commented, corrected and voted on at the next scheduled board meeting. (There would not be two electronic/email votes.))

Reminder:

Board agreement on early committee reports:

Committee chairs should setup a pattern where committee reports are summarized and submitted to the board at least the day before the board meeting. (Submissions shouldn't be deemed an early opportunity to discuss or vote on requests, but get materials in front of us so we can spend time on actions at the board meeting rather than summary reports.) It would be good to have an idea what is going on and planned for discussion before the meeting. It will also help us keep track of what we do want on the agenda.

**Treasurer's Report– Ralph DeLong**

Income is down \$18,637 from the same time period last year. This is primarily due to lower income from summer dockage (-\$28,517) and gasoline income (-\$3,344). Summer dockage is \$35,458 below budget. Expenses were \$20,386 higher than last year. This is primarily related to labor expenses (\$19,287). The net effect is that we are \$39,023 behind last year at this time. Cash on hand is \$101,117, which is \$46,763 less than last year at this time. Accounts receivable are high \$75,371. This is \$9,727 higher than last month, and \$14,539 higher than last year. Since 2006, Accounts Receivable has been trending up, which is not good. The long-term debt is \$138,990, which is \$53,649 lower than last year. There is no short-term debt

Mike: we should really be marketing for Dahlgren and the Flugtag. Roger: repeated from last month, we have no idea where the silt is, what slips will be reachable, etc.

**Staff Report:**

Staff report submitted prior to meeting.

L&S marine will be down Wednesday or Thursday to pull Tom Perry's sunken boat.

Docks will go back together after that to work on getting that back to normal.

Pool is currently at 9' and going to hold steady for the next week or so. L&S said they surveyed and there is only 5' of water with the 9' river level. At normal pool it may be dry land. If they don't get in while the water is high it's possible, they wouldn't be able to reach it.

Rebecca and Brian's boat burned on Friday and was pulled on Saturday. No injuries and a lot of luck with getting their dog off. Asked Brian and Rebecca to let us know what we can or could do to help. The cause is unknown, but suspected to have started with their Norcold refrigerator.

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The St Paul Fire Marshall came today to look over the office. (unrelated)

We're coming up on our winter storage season which is our next large revenue stream. We've had one resource that provides most of the services here and few alternatives exist which becomes a crunch when the rush comes. We'd like to have a few alternatives available for both mechanical and winterization services. We'd like to keep the storage revenue here vs. boats migrating to other marinas for winter work and storage.

Tom Suppenant and Will Steiger have or will be pulling their boats to bring them up to standards as communicated to them

Gas pumps and the dock setup are working very well and have not had any issues since the work done in early July.

Trailers, boats, etc. tend to just show up in the yard and it's hard to keep up with it. We inventoried a hundred stored items that should be \$4,900 in revenue. Bills for these items were sent out mid-July. This is something members have to do a better job of notifying Roger of as well as Roger trying to keep up with. All the items in the yard have been tagged to make it easier to identify them as well as identify anything else that is new.

Seven boats will be going to sheriff's sale later this year. The sale date will likely be some time in October. Some we'll sell, some we may just crush and some owners may potentially redeem their boat before the sheriff's sale.

Lynn: a boat came in the upper harbor mouth very near the downriver side of the entrance and hit something underwater. Can we should have the crew look for it and mark it. Roger: Will talk to the crew and have them do that.

Dave Nelson: How many slips have we lost to attrition, slip removal, etc.? Will we need to accrue any additional long-term debt to pay our staff? Roger: We have 117 slips with 24 open slips. Which of these are usable is questionable with unknown silting/ soundings and the continued high water. We've lost some members that got out of boating, some passed away, plus the season was also pretty wiped out for the first part of the year which really hurt us attracting new boaters. If we were at 145 or so slips filled, we'd be in a different situation. Ralph: We will not need to add any long-term debt.

Q: Carol Pine: How do we enhance our marketing? Lynn and Bill: We need to focus on changing the message that we don't have water. That is not helpful nor true. We face intermittent challenges and can't handle boats with a 5' draft, but can manage most everything else.

**Committee reports and action items for approval:**

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**Social/Marketing –Chair: Lynn Adler** Members: Kristina Cummings, Bobbi Daley, Denise Jorgensen, Andrea Raffaele, Linda Kelley, Annie Stone, Paul, Diane Scoville

**Marketing Committee Report**

Gate signs went up, but will come back down for a reprint with bigger, bolder font and graphic that can be seen from a farther distance. 30"x20" outside the gates. 18"x12" inside the gates. Signs will help members, emergency responders and guests.

We need to get materials on the gas dock available for anyone. Steve: let's get a realtor box and put them out there. Roger: they'll turn to mush Bill: Laminators are \$20 on Amazon and the sheets are 100 for \$10. Let's laminate them and they won't turn to mush. Roger said he'd look at getting that done.

**Social Committee Report**

Our annual Steak Fry is Saturday, July 27<sup>th</sup>. Great food and fresh cut and grilled steaks!

**Sustainable Harbor Committee – Chair: Dave McKusick** Members: Roger Anderson, Andy Ristrom, Mark Mosby, Charlie Evans

No Report this evening.

**Operations – Chair: Greg Jorgensen.** Members Denny Sando, Roger Anderson, Pete Johannsen, Andy Ristrom

No report, but updates noted as we've seen them or heard.

Old Yeller will be reviewed and repaired in July by Bolander's mechanics. Update: No action to date.

Greg is making the signs for the Upper, Lower, Dahlgren docks. Update: Still in progress.

After 7/1, Ops is going to inventory the remaining boats in the yard. Update: Completed and inventory was billed in mid-July.

Update: Existing pump-out line and extension to Dahlgren materials are here and crew will be working on that soon.

City came and looked at speed bumps. Update: Speed bumps went in in early July.

**Finance Committee – Ralph DeLong** Members: Jerry Quaal, Terri Meredith, Bill Tschohl

\*\*See Treasurer's report above just after minutes approval section.

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**Clubhouse Committee – Bill Tsohl.** Members: Richard Felsheim, Paul Glynn, Steve Meredith, Mark Mosby

We have shifted to cleaning by volunteers. Checklists, supplies, etc. are available by the clubhouse entrance and in the furnace room. Roger will be sending the sign-up genius invite.

We've reviewed the towel and floor mat service and believe it's a good value for what we get each month for \$133. Quality mats are cost prohibitive to purchase sets that are as good as the ones provided by Cintas. We'd likely sink over \$1,000 and don't have any equipment that could clean them well other than vacuuming or shaking them outside.

**History - Chair Ruby McKusick.** Members Mark Mosby, Charlie Evans, Maria Johnson.  
No Report this evening.

**By Laws - Chair Mike Patton.** He will gather a committee if issues arise requiring the group.

Live-aboard Standing Rule update:

Current: A one-year live aboard probation period is begun upon move-in to the slip.

Proposed: A one-year live aboard probation period is begun upon move-in to the slip **and spans an entire year including summer and winter boating seasons. (red is added language)**

Motion to approve by: Mike Patten Seconded by: Lynn Adler, Motion passed with five ayes, three nays, none abstaining. The nays wanted it noted that they wanted additional specificity in the language and want it recorded that this adds new challenges rather than simply resolving one.

After further discussion it was determined that the live-aboard language needs further review. This will be reviewed by the By Laws committee again and brought to the next meeting with refinements.

Ralph: It appears that the proposed change is not consistent with the language in the standing rule.

Roger: Once they have moved in and established residence. If there is an issue at that point when they are residents versus seasonal renters and it's a very different path to address removal if necessary. If a boater only has to come and apply after a calendar year then this will make it harder to run the club and potentially cause some headaches.

**Government Relations - Co-Chairs Bruce Johnson and Brett Cummings.** Members: Diane Scovill, Andy Ristrom, Barb Hake, John Senglaub, Dave Nelson, Troy Janisch.

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AO is the development company working on the development plans for the west publishing site. Barb asked Ramsey County to write a letter supporting our harbor. Jim McDonough, County Commissioner, did send a letter to the developer. The committee wanted it to go to Betty McCullum and are working towards that end. The committee is working to get other letters from the city, mayor, etc. going to support the harbors.

**Gardening Committee:**

Stephanie – Garden is growing and looking well. It has enjoyed the rain!

**Old Business:**

Noted as appropriate in the minutes where these items were touched on.

**New Business:**

Dave and Sadie Mathison have applied to become full members.

Roger: Nice boat and Dave and Sadie have done everything asked of them. They have been talking to Roger frequently and done everything asked of them.

Motion to approve Stephanie Stoessel. Seconded by Lynn Adler. Ayes: Unanimous, Nays: none.

Membership approved.

Dave and Sadie were present and welcomed as new members.

Item 1) Dave Nelson mentioned the boat inspection process. I question the value in a Coast Guard inspection in relation to marina safety. I think a marina inspection via the employed staff to be far more functional. We mandate the inspections and look for the following - bilge pumps, dry hulls and appearance. Otherwise we continue to squeeze life jackets and call that purposeful.

Boat inspections: What is the value of the CGA inspection to our marina and members. We mandate inspections, but are they looking for what is important for us.

-Safety checks may need additional items, because CGA is never going to verify hull integrity nor is it a survey type inspection. It can't predict when a hull will breach, an appliance starts on fire or any other issues a survey may find.

-It does verify that the bilge is dry, blowers work, etc. It has addressed a few dangerous issues making the marina safer.

Item 2) Barb Haake asked about the one-year probationary period for liveaboards. Do we care to amend the rules on this?

Covered in earlier discussion.

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Item 3) WIFI - we are proving again this year that we are poor at managing a Wi-Fi system. I was quoted \$10K a year in operating cost. This is money sorely needed for other purposes.

Steve had heard from Roger that we pay \$10k in operating costs for our Wi-Fi. Is that an accurate number and should we review further? \$10k is a lot for what we get. \$1,000 is for the maintenance from Blue Horizon. \$400/mo. is for the modems. Included cost of \$5k was for purchasing the cameras.

Item 4) Equipment in the yard - We have inventoried some \$5K worth of un-billed boats and trailers in the yard. It is imperative that the club bill consistently for these items. It is not discretionary.

Covered in earlier discussion.

Item 5) Haul-outs, ferrying service, blocking and other services done by marina staff for individual boaters. This needs to be spelled out, published, distributed and adhered to. Again this isn't discretionary.

A rate sheet will be established and created for review at our next meeting. Rates will be published and posted visibly.

A motion to have rate sheet made by Mike, Seconded by Lynn Adler. A rate sheet will be established and created for review at our next meeting.

Ayes: 8 Nays: 1 Abstain: 0 The nay was related to completion time for the rate sheet.

Item 6) Boat inspection tour. We have vague language regarding the function and condition of boats in our club. I propose we do a walking tour and discuss what is a fair expectation for us to maintain. Topic number one is Tom S and his boat Skeeter which is as good an example of what we simply cannot have in our waters.

Covered in earlier discussion.

Item 7) Running motor rule and hull surveys - We have rules stating that these things must be done yet a few boats refuse to comply. I am suggesting we move forward with the eviction process to force the boats to comply or force them to move out.

Need to continue to be diligent on how this is managed and backup our manager on our recommended course of action.

Item 8) Arrears - We have a couple of boats that seemingly will not pay. I suggest that we move forward with the eviction process for any boat more than a year in arrears with no payment plan on file.

Need to continue to be diligent on how this is managed and backup our manager on our recommended course of action.

Item 9) If we agree on any of these items, we need to ratify them and expect for the decisions to be executed.

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No discussion required for this item.

Adjourned: 8:28 p.m.

Next board meeting: August 26, 2019 at 6:30 p.m.

Attest: Bill Tschohl