

Saint Paul Yacht Club

Board Meeting Minutes

June 22, 2020

Virtual: via Zoom Meeting

Board Members Present										
Commodore	Vice Cmdre	Secretary	Treasurer	Board	Board	Board	Board	Board	Board	Past Cmdre
Steve Nelson	Greg Jorgensen	Bill Tschohl	Jeff Tentinger	Peter Kramer	Brett Cummings	Kevin Goodspeed	Mike Patten	Bill Gibbs	Annie Stone	Dennis Sando
X	X	X	X		X		X	X	X	X
6/22/2020 Minutes Approval										
approved	approved	approved	approved		approved		approved		approved	

Call to Order: 6:35 p.m.

Guests: Dan DeLude, David McKusick, Marc Denn, Don Zalk, Ruby McKusick, Tom Schumer, Kathy

Determination of Quorum:

yes, there is a quorum.

Open forum:

Question: What are the SPYC's short and long-term solutions for our harbor silting?

A: Stay tuned, it is on tonight's agenda.

Agenda items:

Reports:

Finance: We have \$179k cash on hand vs. \$100k last year at this time. We have improved YOY so far with incoming revenue and lower delayed payments, collections. The reporting is getting better as well as we improve with the tools and utilizing integrations with marina management software.

Operations: Electric bills are just about out now as are gas bills. New mailboxes are installed and assigned. Met with the police department last week.

Harbor Maintenance: We have debated just about every conceivable solution to the sand and mud silting in our harbors.

Problem:

The Lower harbor silting is typically sand. The Upper Harbor silting is typically sand just outside of the mouth and fine muck silt inside the harbor.

High-level solution list:

A small pump with hose was propositioned recently, but wouldn't be of a size/ capacity to make progress. It would cost about \$3-5k + the cost of disposing of dredged materials .

A medium sized, purpose designed dredge pump like one available from Piranha, runs around \$13k plus \$7k for accessories and spare parts. We'd also still have the cost of disposing of dredged materials .

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Hiring a dredging company has cost \$40-60 a yard with dredging and disposal. We've spent \$90 on this type of dredging in the past, but it's hard to target since the bigger equipment has to dig its way in to the area we need dredged. It's difficult to get equipment in for a small job so these tend to be 1800+ yards at a time. It's also proven difficult to get commitments as the COE has larger contracts the main dredging companies all have contracts with.

Actions:

We need to reconstruct the spoils lagoon.

We need to finalize the dredging permit.

We need to determine if we get equipment or a contractor in that can take a foot or two out of the harbor mouth so we can move when there is low, close to normal pool.

Agreed to meet next week to discuss specifics on individual leads/ideas. Such as cost, equipment break-down, dredging companies schedules, etc.

Old Business:

Delinquent accounts - Our rules state that a \$25 monthly fee be charged to past due accounts plus 1.5% of the outstanding balance. Beginning July 1, we will be enforcing this rule.

5/26/2020 update: This is in place on all accounts with outstanding balances going forward after July 1st. Further discussion on clarification on communications and details surrounding policy.

From Standing Rules Credit Policy: (For complete details please refer to the attached by-laws and standing rules)

All statement amounts are due by the designated due date. A \$25.00 per month late fee will be added for each month that the balance remains unpaid and a 1 ½% interest will be charged on the outstanding balance. Partial payments will be accepted.

6/22/2020 update: With online payments and ease of accessing bills we are receiving payments daily. This is improving across the board for the marina. Some boats that haven't been launched in years are getting paid up and in the water this year.

Capital loan - We have about 17 payments left at \$5K per month. To prepare for the fact that cash may get tight later this year we going to refinance this into a 4-year loan and save \$3K per month. That money will be held in savings and if we don't need it will go to repay the capital loan faster. This motion was made Denny S and seconded by Jeff T. All were in favor.

5/26/2020 update: Information was sent to bank and this is being followed up on. In process.

6/22/2020 update: We have finished rewriting the loan and extending it by 24 months, beginning in July 2020. This will save us about \$3k/ month. The money saved will be set aside so we could potentially pay it off early if finances turn out better than expected.

Dockwa - We moved forward and contracted with Dockwa for some marina management tools. It will take some time to implement and learn all features and capabilities.

5/26/2020 update: We have moved forward with contracting with Dockwa and starting to get it setup. Jeff, Pat and Dan met with Dockwa and are working on the initial marina member and billing setup. There is further setup to be done and we will be communicating this new tool to our members, i.e. what it means and how to use it. In the coming days. SPYC staff will meet with Dockwa again in June. Note: we expect to be able to use dockwa for all of our marina billing purposes including electric and gas utilities. Dockwa also has credit card swipe technology that can be used with an ipad.

Jeff and Greg : Motion to purchase an Ipad with a budget of no more than \$2,000 including accessories.

Ayes: All Nays: None Motion passed unanimously.

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6/22/2020 update: Ipad has been purchased. Jeff, Dan and Dockwa are working together to build communications for sending out utility billing. Will test with board members to work out any issues before being utilized for the broader marina members. Need SPYC board members to watch for that communication and respond with anything good or bad they see.

Water department - In years past we have been able to get a rate reduction because of winter water isn't equal to our sewer usage due to "trickling". Trickling sounds benign but it is costing the marina thousands each year. Kevin G agreed to look into our options. 5/26/2020 update: Kevin is working on gathering information that the City needs to process a request for a reduction in our water/ sewer rate. Dan has information on past sewer reductions.

6/22/2020 update: We will get about \$9k in water credits based on lower sewer usage vs. water usage. This is the normal process, but had been too time to submit the paperwork to get the credits from St. Paul Regional Water. This will occur monthly vs. annually or quarterly going forward.

LH gas lines - We will be postponing the LH sewer extension to the Dahlgren and instead redo the gas lines. Each liveaboard will have their own meter on their boat and that will allow us to get a proper reading of usage. The current system is such a tangle of lines so as to be unreadable.

5/26/2020 update: Dan, Brian and Dan Todora reviewed and determined we should increase the main line coming down to the docks. Right now, it isn't properly sized for our future needs. Life expectancy on the mainline is really past and should be replaced this year. We will have a project budget by the next board meeting for review and approval. Meters will be connected to each boat rather than residing in groups on dock panels.

6/22/2020 update: deferred.

WIFI - We will be terminating the WIFI throughout the marina.

5/26/2020 update: Working to discontinue service, but Comcast is proving challenging to work with on this and would 'prefer' to possibly lower our rate.

6/22/2020 update: deferred.

Gate E (Miller Dock) - The cover that protects the stairs is in bad shape. We are going to gather a cost estimate to replace the frame and the cover. Dave Nelson agreed to put the cover on. We would be the fabrication of the frame as a rainy day project or after the season as a late fall project and then the new cover would be installed. More to come on this.

5/26/2020 update: No new update this month, future slower day project.

6/22/2020 update: deferred.

New Business:

Harbor Communication: Annie will be working to gather the LH community and specifically the liveaboards to discuss issues such as winter water, slips migration down river, the removal of the dock from E Gate (Miller) to the first spud pole below the stone wall for security purposes and the adopt a security camera project.

6/22/2020 update: Meeting was held in June and all live-aboards are working on constructive communications and solution on the variety of items.

Dredging: Dredging application was filed with the Corp. of Engineers. This will be setup so that we can dredge if the need arises. Exploring contractors to do the work / availability.

Capital reserves: Infrastructure, docks, equipment and buildings will need to be replaced soon. We need to get our infrastructure reviewed and understand our future costs so we can plan on replacing infrastructure.:

6/22/2020 update: Recent rain will bring some decent water by Friday. Permit follow-up needs to occur based on response from initial submission.

Crew equipment: We have a need for a new chainsaw for marina cleanup, expected to cost just around \$500.

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Motion to purchase a chainsaw for the purposes of cleaning up harbors and shoreline around \$500. Motion by Steve, seconded by Greg. Motion passed unanimously.

6/22/2020 update: Chainsaw was purchased.

Virtual meetings: SPYC will setup a professional zoom account that we will use for our Tuesday, June 9th 7pm General meeting.

6/22/2020 update Zoom account was setup and we hosted the general meeting and tonight's meeting on our zoom account.

Mailboxes: Our SPYC lower harbor mailboxes were destroyed by vandals overnight and will likely cost around \$5,500 or more to replace and install. A police report was filed. Steve and Dan will look into our insurance policy while we determine next steps. All lower harbor live aboards will need to pick up mail from the post office for the time-being.

6/22/2020 update: Installed and assigned.

Meeting was adjourned at 8:20pm.

Attest: Bill Tschohl

Attachments:

Current SPYC Standing Rules and By-Laws



SPYC-ByLaws2019.pdf



SPYC-StandingRules2019.pdf