



## SEMIAHMOO YACHT CLUB

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[WWW.SEMIAHMOOYACHTCLUB.ORG](http://WWW.SEMIAHMOOYACHTCLUB.ORG)

Lynette Morris-Reade, *Commodore*  
Brian Carpenter, *Vice Commodore*  
Iain Boyle, *Rear Commodore*  
Al Oakley, *Past Commodore*  
Alan Owen, *Treasurer*  
Jean Marshall, *Secretary*

Paul Dumbleton, *Fleet Captain*  
Dick Karney, *Measurer*  
Joan Standridge, *Judge Advocate*  
Larry Barnes, *Port Captain*  
Chris Backus, *Communications Officer*

*The objectives of this organization are to promote the safe and orderly participation of members of the public in boating activities; acquire and operate on a non-profit basis real and personal property of all kinds to support boating activities for the benefit of the members; provide a clubhouse and other amenities for the members and to equip, furnish and maintain the same; further the education and recreation of youth in boating activities; and promote on-water activities and social activities for members.*

### Executive Board

#### Minutes of the Meeting (April 5, 2016)

The meeting was called to order at 5.30 pm in the Semiahmoo Marina Meeting Room.

Present: Lynette Morris-Reade, Brian Carpenter, Al Oakley, Alan Owen, Jean Marshall, Paul Dumbleton, Dick Karney, Larry Barnes and Chris Backus. Absent but excused: Iain and Joan. Other SYC members attending: Debby Howcroft and Cheryl Karney.

#### **Secretary** (Jean Marshall):

March minutes were distributed before meeting via email for review. At the meeting they were moved, second and approved unanimously. Jean thanked the Board Members for their help with the minutes.

One sympathy card was sent in March.

#### **Treasurer** (Alan Owen):

In summary, financials are on track, see SYC March 2016 Income Statement and Balance Sheet, which were distributed via email to board members and available at the meeting for review as well. There are a few memberships still unpaid and dues are

expected from several other memberships. The SYC 2016 Annual advertisement payments are a little behind that of 2015; follow-up with unpaid vendors will take place soon. Expenses for the membership cards and office supplies are in the March budget. Prepaid are the 2017 and 2018 website hosting (\$167), Sucia cruise site deposit (\$150) and 2016 Christmas party deposit (\$100). One of our CD's was rolled over for a further two year term. At the recent 2016 AGM, \$1,500 was approved for a Facility Feasibility review, continuing the process of looking for a clubhouse. (See discussion under Vice Commodore – Facilities for further details and update). The concrete patio tables bought by the SYC have been delivered and are in place in the Marina picnic area. There is some maintenance required 1-2 times a year for the tables, which will be scheduled to keep the tables in good condition. (See Port Captain report for further details.)

After discussion of the above, the March financial reports were moved, seconded and accepted by unanimous vote. (See Addendum: SYC March 2016 Income Statement and SYC March 2016 Balance Sheet.

**Rear-Commodore** (Iain Boyle excused. Report given by Lynette):

The new BBQ for the Marina events has not be purchased yet. \$800 has been budgeted and approved to replace or repair the 2 BBQs currently owned by SYC. Paul Dumbleton reported that one of the BBQ's could easily be repaired with parts readily available and the other BBQ is beyond repair and needs replacement. Board members concurred that a good quality, large capacity BBQ was needed without paying for a specific brand name. Better care with cleaning and maintenance are required protect them and prolong their lives; 2 covers will be purchased as part of this endeavor. Brian and Paul will jointly coordinate the repair and replacement. To keep the units secure and limit unauthorized use, locks will be obtained to limit use to club members; keys to be left in SYC shed.

Upcoming Nauti Fridays are April 8<sup>th</sup> – Oysters/Wine/Craft Beer; Tracie Garner taking RSVP's. May 13<sup>th</sup> – Charlie Don't Surf; Jean Marshall taking RSVP's.

Opening Day plans: Discussion lead by Lynette about raising our large burgee under the Washington state flag on opening day; Larry will contact Doug (Marina Manager) to confirm this is ok. If not, other options will be looked into.

See attached agenda and notes, 9 am start time, 10:30 sailpast; 1:30 luncheon. Lynette reviewed the details for the day and again encouraged Board members to wear dark blue jackets/sweaters and white/khaki pants/skirts. Photography has been lined up for the day so "one should look their best". Founding / Lifetime members and Past Commodores Steve Thomas and Brian Bignell and their wives will be invited to participate in the sailpast on board Dick and Colleen's new boat, MV Kindred Spirits as well as join us for the luncheon. Past Commodore Steve Thomas will be putting up a historical display about SYC at the luncheon. Northern Light Editor, Steve Guntli, will be writing an article for the newspaper and will also be invited to join us for all Opening Day activities. There will be a special "opportunity drawing" introduced as well as a drawing for items donated by vendors. Lynette will coordinate a team to handle sales of tickets. A discussion was held about giving skippers who participate in the sailpast a free dinner

at the crab feed as done in years past; it was unanimously agreed this will not be offered as it's a privilege to participate in the sailpast and people don't need to be "bribed".

**Vice Commodore** (Brian Carpenter):

Nauti Gear: There has been no reply from Vista Print about our request for getting an on-line ordering web page for Nauti Gear with the club logo. Brian said he would like to do one more try at contacting them. Discussion then continued about how the logos would be put on, is it printing or embroidery? Everyone preferred embroidery for the logo as it looks nicer. Brian will make further attempts to contact Vista Print; Chris and Paul would contact embroidery services they know of re: availability and services provided. The club will cover the set-up fee for only one vendor. Members can then buy items they want to have the logo on, take them to be embroidered locally, choosing the colors they like and would wear, with the logo to identify them as SYC members. The majority of the members present agreed this was a good way to go and liked using local resources for the work, not having it done overseas.

Membership drive: Set for June 10, BBQ at Semiahmoo Marina. Club will be providing burgers, brauts, condiments and non-alcoholic beverages. Members will bring side dishes to share and beverages of their choice. All non-member residents at Semiahmoo marina will be invited. Help is needed for set-up, cooking and clean-up for the event. If available, let Brian know. All new members who join at that event will be given \$50 off their initiation dues.

Facilities Committee: Brian put together a presentation to look at the economic impact of a clubhouse facility for the yacht club and its members, with three options: lease, shared ownership and full ownership. Brian stated that the Facilities Committee had looked at all properties within reasonable proximity of Semiahmoo Marina and Blaine Harbor Marina and had concluded that the only property that would possibly make sense would be the Windermere property in Semiahmoo. Brian stated he had looked at the financial implications of moving forward with this property. Documents presented were:

- Assumptions – a list of assumptions that would be reasonable if the club was to lease or purchase the property. The list specifically addressed purchase alone and sublease, purchase jointly with SMCA, and lease over 10 years. (See Clubhouse Assumptions attached.)
- Pro Forma Operating Budget and Capital Expenditure Budget listing expected capital and operating expenses based on the assumptions above. Pro forma asset impact over 10 years based on the options presented. Pro forma expense statement to operate a food and beverage facility. (See Clubhouse Pro Forma attached.)

Brian stated all schedules were first cut estimates that would change on investigation, but represented a reasonable starting point. Costs for taxes, insurance utilities etc. were provided by the property owner to Paul Barlock.

Financial implications and impact on dues were detailed in the schedules. Board members were asked to comment and basically indicate level of support for a clubhouse in the Windermere property.

- Alan – Emphasized that strict confidentiality of the board’s conversation is required to protect negotiation and opportunity to increase value of club. Vote: Continue with moving forward with the purchase option only – not in favor of leasing. Continue tax exempt status, but still have to do something at some point in time.
- Paul - Vote: No clubhouse.
- Larry - Major risk with moving forward with proposals, need to have studies done on property first, would like the club to stay as is. Vote: No clubhouse.
- Dick - Does the club want to get into ownership of real estate, especially with low membership? Vote: No clubhouse.
- Chris – Big step, major change, failures of other clubs with club house expense, most members very concerned about dues, not everyone wants a clubhouse and all it require to be kept running. Vote: No clubhouse.
- Al – No to proposal, numbers not good, only 50 local members, liability of land with gas tanks, real estate situation unsettled. Vote: No clubhouse.
- Lynette – Concerned the nature and focus of the will change, will financially encumber the club more than acceptable by the membership. Vote: No clubhouse.
- Brian – Club not sufficiently capitalized, too much risk, membership would be divided if we press ahead. Vote: No clubhouse.

The issue was tabled with the understanding that the club would not proceed with leasing or purchasing a clubhouse at this time. Chris, Alan and Brian will form a communication regarding the Board’s decision to be sent to the membership.

**Fleet Captain** (Paul Dumleton):

The Roche Harbor cruise planning is going well with Brian Carpenter as the cruise host. Flyer is designed and ready to go out. Food, decorations, activities, games, and all the activity that goes into making a cruise a success are in place. (See Planning notes in Addendum.)

Cruise Hosts: Brian and Lesley have volunteered for Telegraph Harbour for the pig roast; Alan and Linda have volunteered for Ladysmith Maritime Association. Cruise hosts are still needed for Sidney and Nanaimo cruises. Need RSVPs for Sidney, Telegraph, Roche and the Sunshine Coast. Chris can use the Borderline or “What’s Up?” to get the message out.

The Ice Breaker cruise is the first of the season; the guest fee has been set at \$20/person. Guest fees for the remaining 2016 cruises have not been set and will be discussed at the next Board meeting.

Donation Request: Dick Karney has arranged for a private tour of the Light House on Stewart Island for those attending the Ice Breaker cruise. There is no charge for this and Dick would like to give a donation to the Light House to support their program, which keeps the light houses open and operating. Paul requested \$100 from the donation budget for this. It was moved, seconded and approved that this donation be funded.

**Communications Officer** (Chris Bakus):

Borderlines – Restarted in Feb. with new briefer MailChimp format, to be published twice monthly on 10<sup>th</sup> and 25<sup>th</sup>. To date, we will have put out five Borderlines and three “What’s Next?” (short announcements, late breaking news and information); the membership is pleased with the content and succinctness. Chris acknowledged Budd Churchward for providing tech support for MailChimp. Response rate (opening newsletter) is about two-thirds, which is considered good in the industry.

Website - [www.semiahmooyachtclub.org](http://www.semiahmooyachtclub.org) is well-managed by Jeff Morris-Reade. Chris is inviting members to submit articles to her and photos to draw in readers

Facebook – Closed Facebook Group, set up by Olivier Kerridge Boyle and limited to SYC members. Being used by small group and hoping it will be used more in the future and be a place for informal chats, exchanges of information and experiences and pictures. Our hope is to connect people informally to get to know each other better, share ideas and have fun. Olivier has had to step down; Chris is looking for another Facebook enthusiast to oversee the group. Let me know if you would like to know more.

2016 Annual – Being put together now by Judy and Mark Urich (Printing For You); proofreading team with go over the draft before it goes to print. Will be ready and distributed at the Opening Day luncheon.

Photography Coordinator – Leslie Carpenter is continuing to use the Drop Box for photographs, which makes photos accessible. She also ensures that events have a photographer designated.

**Publicity** (Colleen Hardman) excused. Report given by Lynette:

Northern Light Newspaper: Colleen has been working with The Northern Light newspaper to highlight SYC’s contributions to the community. Steven Guntli, Editor of the newspaper, is interested in Opening Day, our 35<sup>th</sup> Anniversary year and our connection to Drayton Harbor Maritime. (See the Opening Day report.) Hopefully that will result in an article about SYC and its history and traditions. Joan Standridge has volunteered to see that an article on SYC Earth Day Clean-Up of the spit be submitted for newspaper, with pictures if possible. Colleen reported Dawn Douthwaite has volunteered to submit a newspaper article to Chris on SYC Educational Committee

sponsoring presentation @ Blaine Marina Conference Room on new border rules for Canadian boats entering U.S. waters.

**Judge Advocate** (Joan S Standridge) excused:

No report

**Measurer** (Dick Karney):

No report

**Port Captain** (Larry Barnes):

Name Tags: Orders for name tags have been coming in. The initial price of \$5 is going up to \$10/each after the order being placed mid-April to cover smaller orders and mailing costs. The Board agreed \$10/each was reasonable. Future orders may be batched if necessary to keep the cost down; arrangements will be made with Bay Engraving as needed.

Picnic Tables: The picnic tables have been delivered and look great. The tables will need a small amount of maintenance 1-2 times a year, which should be added to the Port Captain will look after. They will also have their bolts checked and snugged up every two months, which will prevent cracks and damage in future. This task was performed on the new tables after they were received.

Reciprocity: It has been unclear who is in charge of this task. The By-Laws indicate it is the Port Captain. Future mail relating to reciprocity privileges will go to Larry as Port Captain to review.

**Past Commodore** (Al Oakley):

No report

**Commodore** (Lynette Morris-Reade):

No report

**Old Business**: Charging for Guests on Cruises – to be deferred till next month board meeting, May 3.

**New Business**:

None.

**Adjournment**

Meeting adjourned 8:05 pm. Next Board meeting will be May 3 at 6 pm in Semiahmoo Marina Meeting Room.

Respectfully submitted by,

Jean Marshall, Secretary

**Addendums:**

SYC Board Meeting Agenda 04.05.2016

SYC March 2016 Income Statement

SYC March 2016 Balance Sheet

Opening Day 2016 Agenda and Notes

Clubhouse Assumptions

Clubhouse Pro Forma

**SEMIAHMOO YACHT CLUB  
FUTURE CLUBHOUSE  
LIST OF ASSUMPTIONS**

**OPTIONS**

1. Purchase entire property and lease current SMCA location to them on a 10 year lease.
2. Jointly purchase the above property with SMCA. Have a pre purchase contract in place setting out division of property. Each party would own their location.
3. Try to negotiate a ten year lease with the owner on the Windermere property. This is unlikely to succeed and it wouldn't make sense to spend on improvements with a shorter lease.
4. Renovate, secure furniture and other items for \$51000 or less.

**ASSUMPTIONS (clubhouse)**

1. Purchase the entire property for \$1.2 million or less OR purchase the property for \$600K or less jointly with SMCA.
2. Secure a commercial mortgage for 90% of the purchase price, interest rate 4%, amortized over 25 years.
3. Assume SMCA property and SYC property have approximately the same value.
4. Assume Washington Real Estate appreciates by 2% per year.
5. Assume we can invest our cash to earn a 2% per year return.
6. Assume a membership of 157.

**ASSUMPTIONS (food / beverage)**

1. Operate bar and light food 3 days per week, 5 hours per day.
2. Pay wages of \$10 / hour plus tips. Employee would help clean, serve, order food and beverage etc.
3. Price food and beverage at a 50% gross margin.



