

NCYC 51th Annual General Meeting
Saturday, October 22, 2022 at 1300 hours
At NCYC In Person

AGENDA

#	Item	Responsibility
1.	Welcome	
	i) Welcome and Call to Order	Leighton Roslyn
	ii) Determination of Quorum	Leighton Roslyn
	iii) Notice of Proxies received	Vicky Wilton
2.	Agenda	
	i) Review Agenda	All
	ii) Approval of Agenda	All
3.	Minutes of 51st Annual General Meeting (October 16, 2021)	
	i) Approval of Minutes	All
	ii) Motion to approve Minutes	All
	iii) Business arising from Minutes	All
4.	Management Committee and Additional Reports (Distributed by email and will not be read at the meeting.)	
	i) Motion to accept the Reports	All
	ii) Treasurer's Report and Financial Statements for year ending September 30, 2022	Andre Udeschini
	iii) Motion to approve Treasurer's Report	
	iv) Motion to adopt Financial Statements	
5.	Awards and Recognition	
	i) Announcement of the 2022 recipient of the George Oldenburg Memorial Award	
6.	Other Business	
	i) Revisions to By-Laws, Rules, Code of Behaviour: Discussion	Leighton Roslyn
	ii) Schedule A Fees: Discussion re increases	
	iii) Work Party Co-ordinator Position: Discussion	Leighton Roslyn
	iv) Launch Rail Issues: Discussion <ul style="list-style-type: none"> a. Launch Rail Survey b. Repair Strategy c. Interim "fix" when hauling 	
	v) Approval of Capital Projects / Major Projects:	
	ii) Nomination Committee Report and Election of Officers	Leighton Roslyn
7.	Adjournment	

NCYC 51th Annual General Membership Meeting
Saturday, October 16, 2021 at 1300 hours
VIA ZOOM

DRAFT-MINUTES OF MEETING

Maher, Debra
Maher, Jamie
Millard, Judy
Leahy, Michael
Amanatides, John
Udeschini, Andre
Roslyn, Leighton
Baader, Tom
Baader Jocelyne

Mikkelsen, Ivan
Pierce, Glenn
Curtis, Piper (
Margetts, Dave
Margetts, Chris
Hortness, Raymond
Puddester. Dan
Puddester, Carol
Millard, Aubrey

Cornelis, Jakob
Stafford, Dwight (John)
Hubley, Gary
Oberg, Trish
Oberg, Dave
Barton, Andrew

#	Item	Discussion	Action
1.	Welcome and Call to Order		
	i) Leighton Roslyn called the meeting to order at 1305 hours and welcomed all in attendance.		
	ii) Leighton Roslyn confirmed that we have a 15 % quorum.		
	iii) Debra Maher confirmed that 6 proxies were received in a timely manner. LR thanked JA for access to ZOOM and explained the poll procedure.		
2.	Agenda		
	i) Review of Agenda		
	ii) Approval of Agenda	Motion: that the agenda be approved as circulated Moved by: Aubrey Millard Seconded by: Michael Leahy CARRIED	
3.	Review of Minutes of 50th Annual General Membership Meeting (October 17, 2020)		
	i) Approval of Minutes		
	ii) Motion to approve the Minutes	Motion: that the minutes of 17OCT20 AGM be approved as amended to remove highlights and question marks. Moved by: Ray Hortness Seconded by: Michael Leahy CARRIED	
	iii) Business arising from Minutes	Honorarium and George Oldenburg Award deferred from AGM 2020.	
4.	Management Committee and Additional Reports (Please note the reports were previously circulated and will not be read at meeting)		
	i) Motion to accept the Reports	Motion: that the Reports from the Members of the Board of Directors with the exception of the Treasurer's Report be accepted as circulated. Moved by: Ray Hortness Seconded By: Ivan Mikkelsen CARRIED	

**NCYC 51th Annual General Membership Meeting
Saturday, October 16, 2021 at 1300 hours**

ZOOM

DRAFT-MINUTES OF MEETING

#	Item	Discussion	Action
	<p><small>NORTH CHANNEL YACHT CLUB P.O. Box 17 ELLIOT LAKE, ONTARIO N5A 2J7</small></p> <p>ii) Treasurer's Report and Financial Statements for year ending September 30, 2021</p> <p>iii) Motion to Approve Treasurer's Report</p> <p>iv) Motion to Adopt Financial Statements</p>	<p>Motion: that the Treasurer's report be approved Moved by: Michael Leahy Seconded by: Dwight Stafford CARRIED</p> <p>Motion: that the Financial Statements be adopted Moved by: Trish Oberg Seconded by: Aubrey Millard CARRIED</p>	<p>Clean up yard/buildings (RH) GH-offering freezer for ice at club.</p>
5.	<p>Awards and Recognition</p> <p>i) Announcement of the 2021 recipient of the George Oldenburg Memorial Award (Paul Patterson) Discussion of continuation of award: Consensus to continue with award. DM will order plaque for 2021 recipient.</p>		
6.	<p>Other Business</p>		
	<p>i) Revisions to Constitution & By-Laws. Proposed repeal Article 1.6.12 (Discussion paper drafted by Ray Hortness) (RH)</p>	<p>"Crime and Punishment" document submitted by RH proposed removal of the additional \$100 charged if minimum 5 hours not completed. Motion: that section 1.6.12 of Schedule A of the By-laws be repealed. Moved by: Ray Hortness Seconded by: Dan Puddester Trish-include lunch for work party to encourage not discourage JC-reminded and encouraged that membership required to work/volunteer for club to survive. Sponsors are responsible to remind members of responsibility 1 opposed-Dwight Stafford CARRIED</p>	
	<p>ii) Adoption of Code of Behaviour (ML)</p>	<p>Motion: that the Code of Behavior be adopted as Drafted and circulated in advance of the meeting. Moved by: Dwight Stafford Seconded by: Glenn Pierce CARRIED</p>	
	<p>iii) Review of Management Committee areas of Responsibility/Work Party duties (RH)</p>	<p>Motion: That the By-laws be amended as set out in the Areas of Responsibility Report circulated in advance of the meeting and that the MC establish a Management Committee Manual which captures standard operating procedures of the MC for the education of incoming members of the MC. Moved by: Michael Leahy Seconded by: Dwight Stafford CARRIED</p>	
	<p>iv) Honorarium deferred from AGM 2020</p>	<p>Need to solicit membership regarding purpose and format. Do membership wish to defer this to seek further input</p>	

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<p>NORTH CHANNEL YACHT CLUB P.O. Box 175 ELLIOT LAKE, ONTARIO L5A 2J7</p>		<p>NO</p> <p>Motion: That an honorarium of \$1,250.00 be awarded to each Gilles Brunet and Mike Dupuis in recognition of their contributions over the years. Moved by: Leighton Roslyn Seconded by: Alec Taylor DEFEATED</p>	
	<p>v) By-Laws: Schedule A information session (LR)</p>	<p>Regarding boating and storage fees. LR suggested that more work needs to be done by a sub-committee to draft proposal for SPM or AGM to resolve conflict in provisions.</p> <p>Motion: That a committee be struck to make recommendations as to how the conflict in schedule A relating to fees might be resolved. Moved by: Michael Leahy Seconded By: Dwight Stafford CARRIED</p> <p>Need volunteers for committee to make recommendations to resolve the conflict in Schedule A of the By-laws with respect to storage fees . The following persons volunteered. LR, AM, JA, IM, RH, AU, TB</p>	
	<p>vi) Approval of Capital Projects/Major Projects (AU)</p>	<p>RH-recommends clean up of yard and buildings-Poll taken-membership agreed that focus be on property appearance. Trish Oberg-Electrical system needs upgrading. Building's budget be increased from \$2000 to \$4000? Look at freezer \$1500 (offer of 2 free) Remove \$5000 anniversary Motion: that the suggested list of projects be approved Moved by: Ray Hortness Seconded by: Michael Leahy CARRIED</p>	
	<p>vii) Nomination Committee Report and Election of Officers (RH)</p>	<p>Vacancy-Secretary Dan Puddester and Ray Hortness Nominated Glenn Pierce-Declined</p> <p>Motion: that the vote on candidates be as a slate Moved by: Ray Hortness Seconded by: Michael Leahy CARRIED</p> <p>Motion: that the Slate of candidates be declared elected Moved by: Ray Hortness Seconded by: Dan Puddester CARRIED</p> <p>The following members were nominated and elected for the 2021-22 Management Committee (MC):</p>	

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DRAFT-MINUTES OF MEETING

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	<p>NORTH CHANNEL YACHT CLUB P.O. Box 175 ELLIOT LAKE, ONTARIO N5A 2J7</p>	<p>Commodore Leighton Roslyn Vice Commodore Michael Leahy Rear Commodore Ray Hortness Treasurer Andre Udeschini Secretary Vacant Fleet Captain Gilles Brunet Member at Large: Equipment Dan Puddester Yards Ivan Mikkelsen Water Dwight (John) Stafford Buildings Piper (Carol) Curtis</p> <p>Motion: that the club recognized Debra's efforts and organization during her tenure as secretary of NCYC. Moved by: Aubrey Millard Seconded by: Michael Leahy</p>	
7.	Addition to Agenda	None	
8.	Adjournment	Debra Maher Moves to adjourn at 1637	

Respectfully,
Debra Maher
NCYC Secretary

North Channel Yacht Club

Balance Sheet As at 2022-09-30

ASSET

Current Assets

Petty Cash	0.00	
CIBC Chequing Account	<u>56,213.73</u>	
Total Cash		56,213.73
Edward Jones Investments		84,187.34
Accounts Receivable	4,975.10	
Allowance For Doubtful Accounts	<u>0.00</u>	
Total Receivables		4,975.10
Prepaid Taxes		<u>0.00</u>
Total Current Assets		<u>145,376.17</u>

TOTAL ASSET 145,376.17

LIABILITY

Current Liabilities

Accounts Payable		1,116.25
HST Charged On Sales	8,071.32	
HST Paid On Purchases	<u>-5,974.88</u>	
Net HST Owing (Refund)		2,096.44
Prepaid Sales/Deposits		<u>2,773.78</u>
Total Current Liabilities		<u>5,986.47</u>

TOTAL LIABILITY 5,986.47

EQUITY

Equity

Owners Equity	0.00	
Retained Earnings	133,642.80	
Current Earning	<u>5,746.90</u>	
Total Equity		<u>139,389.70</u>

TOTAL EQUITY 139,389.70

LIABILITIES AND EQUITY 145,376.17

North Channel Yacht Club

Income Statement 2021-10-01 to 2022-09-30

REVENUE

Boating Revenue

Membership Fees	15,750.00
Associate Membership	550.00
Storage Fees	12,592.53
Boating Fees	12,592.53
Member Dockage	2,775.40
Work Hour Fees	6,270.00
Initiation Fees	2,675.00
Dock & Visitor Services	1,668.03
Non Member Sevices	154.87

Total Boating Revenue 55,028.36

Other Revenue

Other Revenue	7,235.16
Gain On Investments	1,469.34

Total Other Revenue 8,704.50

TOTAL REVENUE 63,732.86

EXPENSE

General Operating Expenses

Accounting & Legal	306.19
Bank Charges & Interest	262.55
Insurance	9,187.00
Office, Courier & Postage	200.01
Property Taxes	2,908.88
Socials, Work Parties, Awards	1,058.19
Ice Purchases	176.75
Snow Removal	540.00
Utilities	3,329.49
Telephone & Internet	1,368.21
Pest Control	386.60
Waste Removal	910.76
Miscellaneous	0.00
Operating Expenses: Fleet Captain	0.00
Opetating Expenses: Buildings	3,881.85
Operating Expenses: Yards	646.19
Operating Expenses: Equipment	7,850.20
Operating Expenses: Water & Se...	843.27

Total General Operating Expen... 33,856.14

Capital Expenses

Capital Expenses: Fleet Captain	10,496.00
Capital Expenses: Buildings	4,810.94
Capital Expenses: Yards	2,028.57
Capital Expenses: Equipment	570.31
Capital Expenses: Water & Sewa...	4,874.00

Total Capital Expenses 22,779.82

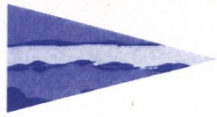
Other Expenses

North Channel Race Week	0.00
Bad Debts	1,350.00

Total Other Expenses 1,350.00

TOTAL EXPENSE 57,985.96

NET INCOME 5,746.90



NORTH CHANNEL YACHT CLUB
P.O. Box 175
ELLIOT LAKE, ONTARIO
P5A 2J7

Commodore's Comments

To: NCYC Membership
From: Leighton T. Roslyn, Commodore
Date: 2022-10-22
Re: 2022 AGM

This will be my last report to the membership as Commodore. Mixed feelings attend that realization. I won't go into the details of those feelings, but it has been a difficult time – not only because of the pandemic issues but also because I wasn't able to devote as much time as I would have liked to Club business.

1. Over this past boating season, it was a pleasure to see people returning to the Club and enjoying social time together, but for the most part, we did not have organized social events with some exceptions on Work Party days. Thank you, Debra, Piper and others who helped coordinate, convene and work at those events to bring us together. Hopefully, the new year will build on your efforts and we will return to a more "near normal" calendar of events in 2023. We did not have an "uptake" on people volunteering to convene events and we need to improve on that next year.
2. There is a manual for convenors:
 - a. in the Club House:



- b. on the NCYC website:
https://drive.google.com/file/d/1t1pgu5AeAipO6MFJJVMlXn_IQpPBZgRX/view
 - c. and on the NCYC Google Drive:

- i. https://drive.google.com/open?id=1t-w9qPk8H299yyZiDB_rOzi0YxoNW7GM&authuser=ncycontario%40gmail.com&usp=drive_fs
- ii. https://drive.google.com/open?id=1t1pgu5AeAipO6MFJJVMlXn_IQPpBZgRX&authuser=ncycontario%40gmail.com&usp=drive_fs

Hopefully, that resource will encourage people to volunteer to convene an event. Remember that convenor hours count towards Work Party Hours for fee purposes. And, of course, the resource can be improved upon and new ideas are welcomed. The MC is committed to building the inventory of lived experience so that people do not have to “Reinvent the wheel” in this or any other aspect of Club activity.

3. The Management Committee has met monthly and diligently over the last 2 years. To MC members, I must say a grateful “**Thank You**”. I am impressed that we never once had to adjourn a meeting for lack of quorum. In many cases, we had full attendance. More importantly, it was engaged and thoughtful and mindful attendance – not just people warming the bench. Attendance at meetings is one thing, but there was also meaningful engagement in attending to the duties that accompany each of the roles of the MC members. **Thank You!!!**
4. To better cover off all the work that needs to be done and to streamline MC functioning, it is proposed that:
 - a. The Member-at-Large for Water position on the MC be merged with the Member-at-Large for Equipment position and the water duties be brought under the Equipment umbrella. We will try this on for size over the next while and then propose a By-law amendment if it proves workable.
 - b. A Work Party Coordinator *ad hoc* position be established to organize work party days and tasks throughout the year. This would not be an official MC role but the WPC would report to the MC and attend MC meetings as required to be conversant with work tasks as they are identified. This should hopefully make Work Party days more productive and avoid “down time” when tools, equipment, supplies, and expertise have not been triaged in advance of the Work Party day.
5. At the AGM last fall, an ad hoc committee was struck to review Schedule A of the By-laws to suggest amendments to deal with some interpretation issues that have arisen. I regret that I was not able to bring that committee together to be able to report to you on those issues. Time and energy were just not available given all else that needed attending to. I consider that a personal failure and apologize for leaving that unaddressed. However, as I move into the Rear Commodore role, I hope to have more time to delve into all that. Over the last year, more issues have come to my attention and it is clear that some language in Schedule A and elsewhere in the Bylaws is not very clear and needs to be improved upon. I have been keeping notes and hope to convene a meeting of the committee volunteers in the new year. The AGM 2021 Minutes record that LR, AM, JA, IM, RH, AU, and TB expressed in the committee. If anyone else wants to be part of that, you need only ask.
6. This past year we experienced several disturbing episodes of NCCYC supplies going “missing”. We have had to resort to securing supplies in locked locations to make them less accessible. It is regrettable that we have had to do so, but what alternative is there?
7. Lastly, I want to leave you with a reflection on what it means to be a member of an organization such as NCCYC. Article 9.6 provides as follows:

9.6 **COMPLIANCE WITH RULES:** Upon admission to membership, each member is required to agree in writing to be bound by the By-Laws, Rules, Regulations, Policies & Procedures of the Club and to be subject to them and to conduct themselves in accordance with them or be subject to discipline for any contravention and in default of such writing is nevertheless so bound.

- a. Each of us, as we become members agrees with the Club and our fellow members to be bound by and comply with the By-laws and the Rules formulated under them. The Supreme Court of Canada has affirmed that principle in the case of *Senez v. Montreal Real Estate Board*, 1980 CanLII 222 (SCC), [1980] 2 SCR 555. The Rules then too are agreements that we freely enter into when we become members. Having agreed to them, we only have 4 options:
 - i. Comply with them whether we agree with them or not;
 - ii. Seek to amend them if we disagree with them, but in the meantime comply;
 - iii. Ignore the rule or fail to comply and risk discipline under Article 9.8 of the By-laws; or
 - iv. Surrender our membership if we cannot live with them.

- b. Unfortunately, there has been a growing trend of members just simply ignoring rules that they do not agree with or find too burdensome. Sometimes this is because they do not remember or understand or accept the reason for the rule which they, therefore, find somewhat arbitrary. Years ago I was part of a committee that drafted those rules and I can assure you that a lot of good debate and hard thinking went into crafting them. There is nothing arbitrary about them. But perhaps we have not done enough to assist members to understand why a particular rule exists and why they need to be in agreement with the provision as a condition of membership. It is one of the responsibilities of the Rear Commodore to address that. I think we can do much better and I look forward to assisting with that during the next part of my tenure with the Club.

- c. Most of the sections of the Rules document have to do with safety related to preserving people or equipment from harm. Section 1.1.11 of the Rules provides as follows:

1.1.11 Operators of the winch, windlass, holding tank pump and other Club mechanical equipment must undergo formal Club sanctioned training sessions for each piece of equipment and be certified as an operator by having their name added to the approved list of operators following such training. Ad hoc training is not sufficient. Operators of such equipment are required to follow the special procedures set out for each piece of equipment.

- d. This past season there have been several occasions when members have invited non-members to assist in launching or hauling vessels. These non-members have operated club equipment without having been trained as required by 1.1.11. Transfer car chains have been used to block transfer car wheels when they should only be used to block cradle wheels on the transfer car. Slack has allowed to occur in the winch cable because no one is operating the outhaul windlass or the operator is not paying full attention. These are only some of the occasions of potential harm that occur. It is perhaps only a matter of time before serious harm is suffered. I am sure that none of us wants to be the victim of such harm or even an accessory to it. The best way to ensure that this does not happen is to be fully aware of the protocols set out in the Rules and then comply with them. I urge everyone to do so. I know of members who are refusing to

assist other members because of failure to follow accepted protocols that each member has agreed to comply with. I can't blame them.

8. Hopefully, as we return to more social events, one of the outcomes will be that our relationships will encourage us to not put others at risk. And then too, there will be more occasion to appropriately model the behaviour expected of each of us. The Club only succeeds and survives as a club if we take that responsibility seriously.
9. NCYC as a "club" has gone through a period of decline of late as we focused on Covid-19 restrictions and issues as have many other organizations. But I have seen signs of renewal:
 - a. In the last 2 years, several new members have joined bringing fresh energy and ideas and they are certainly welcomed.
 - b. I am reasonably optimistic that this will eventually bring new faces too to the Management Committee.
 - c. As we build the Management Committee Manual mandated by the membership at the AGM last year, joining the MC will be a less daunting because the footprints that need to be followed will be documented.
 - d. Much has already been added to the NCYC Google Drive. Much more needs to be added and organized, but we have made a good start.

Fleet Captain Report 2022 AGM

I would like to thank all the members who did work at NCYC this year. As you know NCYC is a self-help club. Work hours is the way the club thrives and prospers. This fall there are 45 vessels stored on the rails. One vessel is stored on the east bank. The other vessels that are stored at NCYC are considered tenders.

Work performed under the FC's areas of responsibility included:

1. Updated the mooring field chart and had it posted;
2. Updated the mooring inspection list and had it posted;
3. Chains were tightened on the main dock.
4. Two electrical plugs were changed on the Towers.
5. The outhaul rail was surveyed for height differential and slope, but not the underwater gauge. Two falls ago, there was a diver that checked with the gauge. It was discovered there is a 4' section which is 2" too wide and there are other sections that are too narrow.
6. 8 ties were replaced on the outhaul rail.

Some spur rails were raised/lowered to the height of the transfer car. A list of Closing Work Party Tasks and Club Closing Tasks was updated and shared with the Commodore. The service dock was in need of maintenance last year. This is an ongoing project including: changing or adding more chain, replacing of the U channels, replacing rotten wooden frame ends etc.

In December 2020, 200 feet of 5/8" galvanized chain was purchased. Some chains on the service dock have now been replaced but more needs to be done. Hangers [holding the floats to the frame of the dock] need replacing on the service dock as well. There are some 30 hangers. All need to be replaced due to corrosion and wear over the years. Materials were purchased in 2021, but installation still need to be completed.

Work Still Needing to be Done:

1. Items indicated above;
2. The Rail Yard bank by the roadway needs to be graded;
3. Some rails need to be extended to 60 feet in length to allow for better storage of vessels and cradles.
4. Service dock maintenance replacement of hangers, rotten deck boards, and chains;
5. The Dinghy dock project which was not done this year;
6. Fire Extinguisher Covers need to be replaced.

Gilles Brunet
Fleet Captain

AGM 2022
BUILDINGS REPORT

A weekly Custodian was hired for this season, Lee Ohrner. Her responsibilities included Clubhouse, Shower Building, White House cleaning.

Following lists include the maintenance completed this year:

Clubhouse

- Orkin pest control contracted for May-October, 2022
- women's washroom - new toilet seat installed
- plumbing - water line leaks fixed
- porch at back door/kitchen - boards replaced on hand rails
- refrigerator donated to replace one of the 3 in the kitchen
- hot water tank replaced with tank from White House

Shower Building

- new sink in women's washroom
- painted doors and trim to washrooms and to the Shop
- clothing hooks mounted on finished wooden boards in women's shower stalls

White House

- keypad door handle installed on front door
- satellite dish removed and shingles repaired/replaced at site; metal recycled

Service Dock Shed

- freezers for ice blocks/cubes - rented freezer turned back to company; two freezers donated

Tractor Shed

- the wooden structure was demolished at Spring Work Party; salvaged some electrical parts, metal pieces, wood

The Grey Bay

- this one-time-use sea can arrived to club 15 June. The site for this sea can was excavated for drainage by digging out the hill behind, installing some O drain pipe under the can, which then went across the road, and into the rail yard above the concrete rail pad. The gravel was levelled in order for Shower Bldg to align with the two sea cans. The gravel is also graded for a ramp entry into the Grey Bay. For future electrical lighting, some welding was done on the interior ceiling.

Winch Shed

- an ice build-up from Spring runoff filled the shed. The excavation of the hill behind the sea cans may help divert flooding of the shed.

Following is work that **needs to be done**:

Clubhouse

- walls, ceilings - repair, replace, paint
- water line leaks - discuss plumbing update of valves & pipes
- refinish Eino bench/foyer; then move to concrete dock
- paint kitchen porch handrails
- wood stove and chimney - assess for safe use
- window replace at back deck/bar area
- screen door replace/repair at back deck/bar area
- deck assess for safety; repair if necessary

Shower Building

- paint shower stalls again; discuss process to prevent continued flaking of paint
- heavy duty rubber mats for dressing rooms in shower stalls
- update plumbing in showers
- paint deck outside washrooms

White House

- shingle roof
- clean VenMar
- power wash siding
- discuss need to replace hot water heater
- deck on side - assess for safety; repair; paint

Tool Shed (rusty container)

- prep and paint
- purge and organize contents

Tractor Shed (the Gray Bay)

- install metal roofing to connect the Tool and Tractor sheds to the Shower Building
- discuss shelving; customize sizes;
- wire for lighting
- air vents install

Respectfully submitted,
c piper curtis

NCYC Equipment Report 2022 AGM

The following are projects we completed over this past year.

Backhoe:

We rebuilt both swing cylinders on the backhoe. This was done because of the safety concerns with the boom moving on its own.

All the filters and fluids were changed

A power grease gun was purchased to aid and encourage proper greasing on a regular basis.

Pump out pump:

We purchased a new diaphragm pump to replace our old and tired pump. The discharge line was relocated to a new location in front of the electrical shed. We believe the old line is restricted and needs to be dug up.

Mowers:

The deck on the riding mower was completely rebuilt and a restrictor plate installed to ensure the deck could not be lowered too far.

A new push mower was purchased.

Miscellaneous:

The block and tackle on the mast lift has been removed. The blocks are being refinished and the rope removed to get the twist out.

Priorities for 2023

Winch:

The brake on the winch is worse now than ever. The winch casing is packed with grease and has been for a long time. This was done I believe because the seals leaked so bad. These gear casings are meant to run with oil. We plan to remove the winch this fall and get a quote on rebuilding it. If the winch is not repairable we will propose a replacement winch.

Transfer car:

We have a committee in place looking at ways to power our transfer car. Once we have all the information we will propose our recommendation to the membership.

Outboard motor:

Our 8hp outboard on the dinghy failed this fall. It is in very poor condition and I don't believe it's hworth repairing. I recommend we purchase a new outboard.

Backhoe:

Remove the leaking exhaust pipe and have it repaired.

Replace the starter solenoid.

Continue the front end repairs.

Security cameras

We are looking into replacing our current system (that doesn't work) with a system that will allow members access.

NCYC YARDS UPDATE FALL 2022

I want to thank all the volunteers who worked on the grounds this summer. Thanks to Paul, Bill and other operators of our backhoe. This year the electrical cable and standards along the North side of the rail yard were repositioned to allow boats to move forward to rails end. The exposed area was sloped and secured from bank erosion by adding 3 inch crushed stone. It is not pretty right now and needs more volunteer hours to complete the job. In the future, the final steps of improving drainage along the West side of the rail yard and repositioning of rail spacing on the South side can be done in house.

The lawn was mowed and grass trimmed on a regular basis by Allison Cooke, myself and other volunteer members. There were not any champions for the flower beds this year, I hope someone steps forward in 2023.

Roadways saw essential maintenance using granular A gravel but no improvements were made.

This year new LED lights were purchased and installed for the yard. The metal standards were lowered to the ground, repainted, and have new energy efficient LED lights. The wooden light pole changeover was done at height by qualified individuals using a boom truck.

The beachfront will need to be addressed. The fire pit moved further East. The sand cleaned and graded. Weeds close to shore should be removed in the swimming area. Fresh sand added as necessary. Last year water levels dropped 2 feet and fewer children at the club this summer made the beach a low priority.

The launch rail is in desperate need of attention. I made my recommendations to the Commodore, Fleet Captain and rest of the Management Committee.

This is my last year serving on the MC in Yards. Even though my career in civil and mining projects, running a soils lab, doing gravel pit analysis and quality control oversight for dams and roadways made me ideally suited for the job, I admit to feeling disappointed at the lack of consensus when it comes to civil projects. I wish I could have accomplished more of the goals to improve the NCYC grounds. I believe it is best for me to step away from the Yards portfolio at this time.

Ivan Mikkelsen

ncyc.grounds