Building & Grounds Report
November 2017

Another event packed year has sped by. It was my goal in this position to leave things better than when I arrived. Although a dramatic increase in my "real job" work projects this year (a very good thing) pulled me away from AYC more than I would have liked, we still made some excellent improvements this year as well as many necessary repairs. One thing you take away from this position is that there will always be more to do and unknown repairs or improvements that can (or must) be done. While there are a few items still in progress, I am pleased with the state of the club's infrastructure I pass on to my predecessor.

I've put together a table of the projects completed, pending or planned to use as a roadmap to help keep track of these projects. I'm sure I've overlooked something so send me an email so we can get it on the list for future attention. I look forward to assisting the new B&G Commander in maintaining the momentum that we have built in both repairing our aging facility and implementing capital improvements to make our club an even nicer place than it already is. We have already met to begin the handoff and have lined up some very capable volunteers to assist on the committee for next year.

Thanks to all the volunteers, staff (we have a pretty awesome staff so tell them Thanks), and Board for your support and assistance. I'd especially like to thank Danny Lien, Tom Groll for dealing with the oak wilt issue; Frans Dahmen for assisting with the office remodel; Ed Taylor and his trusty assistant Tom for the excellent work on the front sign; my committee members Diane Covert (who is taking the reins after a great job on the office remodel), Mark Zion, and Harry Polly. I'd also like to thank the volunteers for the six volunteer "work parties" we conducted this year (see below).

Status	Item	Description
Complete	Office remodel	New layout replaced carpet, repainted, new furniture
Complete	Oak wilt remediation	Removal of trees, trenching and treatment
Complete	Replace LP gas line to provide pressure for new water heaters	Replace LP gas line to provide pressure for new water heaters - pending trench work
Complete	Cabin, office and barn roofs	All shingle roofs replaced plus barn with partial insurance funding.
Complete	New IP based phone system	Programming and conversion underway
Complete	Point Sign	Install aluminum sign on existing sign
Complete	Front Sign	Mutli-layer lighted metal sign – LED lighting installation pending
Complete	Bath House Paint walls	Paint walls and install new hangers
Complete	Bath House Tile showers	Fully Tiled showers and major drain re-plumbing
Complete	Bath House Ceiling Tiles	New waterproof durable plastic
Complete	Bath House Replace fixtures	New counters and plumbing fixtures; add full length mirror for women's shower; estimate for urinals and plumbing available for budgeting
Complete	Bath House Replace partitions	Urinal partitions to be installed soon. Added magnetic white message boards
Complete	Major appliance and equipment replacements, general infrastructure maintenance	New backflow preventer for the water system; AC compressor for clubhouse, Refrigerator for social committee; ceiling in cabin; pool pump and light; general electrical and plumbing repairs; new ladders and 12 ft stairs for work area; tree trimming and removal; shoreline and ground cleanup
Pending	Replace Lighting in Bath House	Replace with LED; fixtures in storage
Pending	Message boards and old front Sign	Install new message boards and AYC legacy sign on clubhouse wall
Estimated	Water fountain and sink for downstairs	KHF has agreed to help fund hardware
Estimated	Pool and stair railing repairs and modifications	Pool railing will be incorporated with the new shade cover; estimates for hand rails and fencing are available for future budgeting
Estimated	Clubhouse siding	Repair over siding damage from wood pecker on East wall
Planning	Paint Sail Training Pavilion	Future volunteer project
Planning	Pavement maintenance	Long range plan for repairs and ongoing maintenance
Planning	Replace water line on west side of property	Lines are mapped; major trenching required
Planning	Lighting for playground and south parking area	Install pole and trench for wiring or use solar

Respectfully submitted,

Chris S. Thompson

B & G Commander

Volunteers for 2017 Work Sessions- please thanks these people for helping keep AYC the great place it is. This list (36 people) is less than 10% of AYC membership. Special thanks to the members who attended more than one session, new members getting your service points, and apologies to anyone forgotten.

January
Molly Lewis
Julie Chicoine
James Bland
Jeff Avant
John Madalazzo
Wendy Froelich
Ben Froelich
Harry Polly
Diane Covert
Mark Zion

February
Juilius Heitkoetter
Molly Lewis
Wade Bingaman
John Maddalazzo
Ed Taylor
Diane Covert
Mark Zion
Harry Polly
Ravi Subramanian
Keith Denebeim
Philippe Bettler
Chrissy Amato
Jim Pearce
Linda McDavitt
Robert Anderson
John Grzinich

March
Sea Scouts

June
James Bland
Charlie Lancaster
Chris Renner (and his work truck!)
Lance Stairs
Ed Taylor
Keith & Susie Edmiston
Willis Thorstad
Debi Haskins
Brian Wann
Jeff Avant
Pete Swallow
Mark Atkinson

July/August
Seas Scouts
Boy Scouts

November
James Bland
Charlie Lancaster
Lance Stairs
John Maddalazzo
Diane Covert
Mark Zion
Ravi Subramanian
Keith Denebeim
D. Owen Crouse
Joe Peacock
Jeremy Peters
Dallas Grant
Marcello Pando