

October 2018 Long Range Planning Report

Buildings and Grounds

Congratulations and gratitude are due Diane Covert for her hard work over the last couple of months on long range issues.

Plumbing: The issue of low water pressure has been addressed with the help of Tom Groll, Tom Cunningham and Mike Parker. As it turns out, there are formulas and math that can be applied to the problem. A fixture count shows that the 1" meter that we have is not sufficient to provide adequate pressure during time of heavy usage. Going to a 1 ½" or 2" meter will make significant improvement in water pressure. Also needed is a new line going from the area of the cabins to the caretaker house and barn. The estimated cost for a 2" meter is \$20,000, presumably less for a 1 ½" meter. The projected cost to run a line from the cabins to the barn and caretaker house is \$14,000-15,000. These capital improvements need to be prioritized and scheduled.

Mast Hoists: Utility poles generally have a lifespan of 40 years. The lines for the poles were replaced ten years ago and are nearing time for replacement. The pulleys on the north pole also need replacement. The south pole arm is wobbly and needs replacement of the axle. Line replacement for the two lifts runs around \$700. Rental of a high lift runs \$150/day. Budget item for maintenance and inspection of the poles should be about \$1000/5 years. Fred Schroth who uses these hoists more than anyone generally has done the work and gives us the line and fittings at cost.

Paint: The buildings were last painted in 2011. The paint, supposedly, has a lifespan of 9 years and will possibly need to be re-done in 2020, although the paint has generally held up better than forecast. Shelters 1, 2 and 3 were not painted at that time. Inspection of the shelters reveals that the paint is definitely in need of refreshment. Since the shelters are located near the gate and are some of the first things that visitors see, the LRPC recommends that this should be a priority for the coming year.

Trees: There has been progress in the long range planning for trees and general landscape. Diane has met with a professional arborist and he has suggested species of trees that tend to do better in the limestone that we have at the club and are oak-wilt resistant. Trees are a great asset to the club in some areas such as around the club house, but a liability in others (i.e. near ramps, work area, dry sail, trailer parking.). The next step is to develop a master plan based on what we would like the landscaping look like in 10-20 years. Once this is done and approved by the board, scheduling, prioritizing and budgeting can be carried out. Still much work to be done.

Road Resurfacing: It has been estimated that this project will run in the area for \$200,000 to completely resurface our roads, parking and dry-sail areas. It has been suggested that the project be done in stages over the next several years. Potential damage from the current flooding of our point and dry-sail areas may accelerate the schedule.

Harbor

Our current north cove docks have a thirty-year lifespan, so it will be quite a while before we will need to think about replacing them.

Race Committee

We have in the past replaced one outboard motor per year. This means replacing the motors every 4 years. The new motors have an improved lifespan of 7 years, so the replacement schedule will need to be revised to reflect that.

Sail Training

FJs were last replaced in 2012. There is a college nationals coming up in 2020 for which AYC and UT will be asked to provide 9 FJs each which will replace the current fleet. We will need to start getting bids. The rest of the replacement items are scheduled and will appear on the updated spreadsheet.

South Cove

The south cove is currently a multi use facility that serves junior, centerboard and multihull sailors and now the DF95 fleet. The club will need to come up with a plan to optimize the use of this area and perhaps some clarification of rules concerning the overnight and weekend mooring of boats on the junior dock. For 2019, the LRPC recommends that an expenditure of \$12,000 be made to replace the 18" high dock finger that currently is the first part of the rigging dock with one that is 8" high and will provide better access and less potential to damage board boats and multihulls. The training facility is already scheduled and budgeted for encapsulated foam replacement. The stair from the beach to the road has been built. There are a number of relatively small and inexpensive fixes that could add value and utility to the south cove that need to be considered.

This year has been very productive with some major improvements including, but not limited to the grill replacement, pool railing repair, new docks, clarification of liability insurance issues, the mentoring program, improvement of the trailer parking area, engagement of an arborist to address the oak-wilt problem and the fabulous new entry sign.

The board needs to congratulate themselves on a job well done. There is still work to be done.

Respectfully submitted

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