

Clubhouse Raising

Hudson Yacht Club Information Meeting

July 24, 2017 7:00 pm in the clubhouse

Questions asked:

1. -Suggested keeping only historic parts of the club and rebuild not so valued sections.
-What assurance does the club have if we lift the club that it doesn't collapse in the next few years?
-Is a foundation required around the whole building?

The plan is to raise all five sections and restore the building to the current state. The lifting companies have insurance and guarantees. The foundation will be required around the whole perimeter.

2. -Commented that this is a great opportunity to integrate the kitchen and bar areas keeping in mind potential for storage.
-Suggested use for new foundation as a prep area for kitchen.
-Excellent opportunity to expand cold room.

We cannot change the footprint. He further explained that to render the 'basement' into a waterproof usable space would require engineering and the cost of a battleship. We would also beholden to public access/commercial code compliance.

3. -Suggested the only decision to be made was "how high" to raise the building.
-It was suggested as well to build with potential to add to the height in years to come if the suggested 45cm above highwater mark is not sufficient.
4. -Bill us all and get it over with. How many senior members?

Marcus Owen and various: 380 senior members/1400 total associated members. \$ 600,000 divided by 380 is: \$ 1,600, divided by 1400 is: \$ 430. Marcus emphasized that we were not planning on an assessment. (*Note: Since this meeting the decision has been taken to raise the level to 60cm.*)

5. Hans Gruenwald (Mayor of Rigaud and former HYC Commodore):
-Build so you don't have to pump! Water comes in and goes out.
-Don't consider a basement which is too expensive.
-Any solution that requires sandbagging and constant energy and attention saps people and volunteers. People run out of energy.
-He has met Al Gore who said that Mother Nature hasn't started screaming yet and we should expect more of the same in the future. We won't be ready for what she has planned.

City and governments forbid this in Quebec. Our engineer will only sign off on items he will support and this is based on the building codes.

6. -Asked about insurance unknowns, re-insurance, deductibles, premiums.
-Mentioned building on pylons as a solution.

Derek Patino Explained that the insurance company has not given us any answers. They were first asked in May, again in July and they are not forthcoming as they do not have the answer either. Nancy: Pylons are not suitable. Ice-laden water can destroy much stronger things than pylons. No one has the appetite to go through this spring events again.

7. -Observed that others suffering damage have been advised that if their claim exceeds 50% of their property value then they will not be allowed to rebuild.

Marcus asked Hans Gruenwald to speak to this. Hans explained that the towns and governments are working on establishing new maps. He recommended that if we can get a permit we should go ahead with the project before these maps, once established, may forbid us to do this work.

8. -A member explained that building codes are guidelines. They do not cover all circumstances and an engineer may go outside of these norms if he has a sufficiently supported design for his plan.
-These codes are usually 50 years out-of-date.

Marcus: Explained that we are using professionals for this purpose. We require sufficiently supported plans and require a different standard than normal residential construction.

9. -How to improve this plan to leave space under the building?

General discussion: Nancy explained that we are talking about a building of 10,400 square feet. Derek and Marcus explained several ideas for landscaping and retaining walls. The final landscaping is far from decided.

10. -Asked financial questions. How much money do we have? -disposable cash?
-Rather than go to the banks for financing, perhaps approach members.

Bernard Leduc: The Financial Committee is operating with an amount of \$450,000 sitting invested, not needed for running the club. He explained we want to keep the \$100,000 emergency fund and have \$350,000 in the asset renewal fund. The committee is working with the lower numbers with the plan to keep a cash reserve. He emphasized the "no assessment plan".

Doug Meredith spoke to dispel the assessment talk. The past fee structure revision and increase would preclude this. The Committee is talking with the banks. We have a healthy cash balance. After speaking with the auditors, a bond issue presents accounting complications. We would prefer to approach the banks first.

11. -How much will the insurance claim be?

Derek: The revenue loss insurance will only be determined after accounting is done and a comparison made to previous years' revenues. Derek estimated that the other portion of the claim may reach \$ 300,000.

12. -Concerns about height difference were expressed. The member believed that around all the sides and front of the clubhouse, this could be resolved favourably. He would like to see the green terrace raised as well.
13. -Do we have permission to landscape?

Marcus: We have to submit a landscaping plan with the limits stacked previous to work being done. How to resolve the height difference is being explored. We are allowed a 33 1/3 grade for backfilling.