

Clubhouse Raising
Hudson Yacht Club Information Meeting
July 30, 2017 3:00 pm in the clubhouse

Questions asked:

1. -A member raised a concern about the sewer connection if we raised the building. Would it be environmentally sound?

Marcus Owen did not have an answer regarding the sewer. Lloyd Hodgson volunteered that he felt there would not be a concern.

2. Trail Grubert (formerly of the Town of Hudson):
-Trail confirmed that the sewer connection would not be a cause for concern.
3. A question regarding raised landscaping solutions.

Marcus explained various solutions being considered and advised that we were seeking advice from landscape architects with the intention of hiring their services for a final plan. *(Note: This has been done.)*

4. Will there would be wheelchair accessibility to the clubhouse?

Marcus confirmed that these would be included in the plan. We will have to conform to the current building code which demands this access.

5. Hans Gruenwald:
-He felt that getting the permit should be our priority especially in light of the upcoming election in Hudson.

Marcus explained that permits would be our next step although some items are delayed due to Quebec's construction holiday timing.

6. Frank Clarke:
-Asked about permit timing in light of personnel change at the Town of Hudson. - -How long is the permit valid?

Marcus: Suggested that it may be faster than in the past. Natalie (of the town) had suggested it would take ten days. Marcus felt that when the size of the project becomes known that it may take longer than this amount of time. A permit is good for a year and is renewable.

7. A member asked if the amount quoted in the financial slide (\$450k) include proceeds from the insurance claim.

Bernard LeDuc replied to this. The amount does not include any insurance claim dollars. The deductible payable, however, is included in the financial projections.

Derek added that no dollars have changed hands as of yet. It has been the insurance company paying for all the construction work being done on-site.

Doug Meredith further explained that the club would still have the \$100k rainy-day fund and has \$340k in the asset renewal fund.

8. -Regarding the possible expansion of the cold-room. Are we allowed to change the footprint of the building?

Marcus explained that we are restricted to the existing footprint within the 20-100 year level.

9. What is the rationale for the 60cm height?

Marcus explained that there had been a lot of discussion on this. The regulation stipulates that if there is no flood level assigned then the 'safe' height would be 30cm above the most recent flood level. The level on May 8, 2017 was 24.79 metres. After discussion with surveyors, engineers, contractors and town planners, the committee decided on 45cm as the preferred height. After the July 24 meeting where a member asked why not go higher while we were at it, the committee changed the preferred level to 60cm.

10. Jean-Luc Gosselin:

-What would the incremental cost difference be for the additional 15cm height?

Marcus: This is unknown but could be calculated.

11. Have the projected flood levels changed?

Marcus: The flood levels are being examined. The surveyors have been working in the Vaudreuil-Rigaud areas gathering information for the government. The maps are expected to change.

Hans Gruenwald added that no maps have been drawn so far. All levels of government and administration are learning on their way through this event. There are no experts.

12. Why not get the permit for the L-Pier project at the same time and start both projects?

Marcus: He did dream about this one night. This idea would be problematic as different contractors, engineers and surveyors are involved. Several companies and their large equipment on site would present a physical problem of access for either project.

As there were no more questions it was suggested to wrap up the meeting.

13. Please ask who is leaning towards supporting the project?

Nancy asked for a show of hands which revealed an overwhelming amount of hands in the air. She reported that more communication would be forthcoming, possibly more emails and a mail-out to reach those without computers. The board has been especially challenged and she wouldn't wish this flood experience on her worst enemy.