

Minutes

Colington Harbour Board of Directors Meeting

Telephone Conference Call

June 20, 2025, 1pm

Call to Order: Meeting was called to order at approximately 1:08pm by Deborah Beddingfield

Present: President – Deborah Beddingfield
1st VP – Adele Page
Secretary – Jessica Loose
Treasurer – Mike Hutchinson
Member at Large – Michael Weidinger

Absent: Chair – Richard Hess
2nd VP – Shane Hite

Others Present: Community Manager – Donna Price

The meeting was convened solely to vote on the attached proposed contract regarding the rental amount for 2026 from the Colington Harbour Yacht and Racquet Club.

Adele Page made a motion to approve the attached Contract, Deborah Beddingfield 2nd. the All in favor. Motion carried.

Meeting was adjourned at approximately 1:18pm.

**AGREEMENT REGARDING THE 2026 RENTAL AMOUNT DUE FROM THE
COLINGTON HARBOUR YACHT AND RACQUET CLUB, INC. TO THE COLINGTON
HARBOUR ASSOCIATION, INC.**

The Parties to this Agreement Regarding the 2026 Rental Amount due from the Colington Harbour Yacht and Racquet Club, Inc. to Colington Harbour Association, Inc. ("2026 Rental Amount Agreement") are Colington Harbour Yacht and Racquet Club, Inc. ("Tenant") and Colington Harbour Association, Inc. ("Landlord").

The Parties agree that the Rental Amount for calendar year 2026 will be \$22,962. The Rental Amount is based upon the attached spreadsheet and Memorandum labeled Attachment A. Attachment A is incorporated by reference.

The Colington Harbour Association, Inc.

By: _____ Dated: _____

Its: _____

STATE OF NORTH CAROLINA

COUNTY OF DARE

I, _____, a Notary Public for Dare County, North Carolina, do hereby certify that _____ personally appeared before me this day and acknowledge the due execution of the 2026 Rental Amount Agreement.

Witness my hand and official seal, this ____ day of June 2025.

Notary Public

Notary seal

My commission expires:

The Colington Harbour Yacht and Raquet Club, Inc.

By: _____ Dated: _____

Its: _____

STATE OF NORTH CAROLINA

COUNTY OF DARE

I, _____, a Notary Public for Dare County, North Carolina, do hereby certify that _____ personally appeared before me this day and acknowledge the due execution of the 2026 Rental Amount Agreement.

Witness my hand and official seal, this _____ day of June 2025.

Notary Public

Notary seal

My commission expires:

**Colington Harbour Yacht & Racquet Club
1000 Colington Road
Kill Devil Hills, NC. 27948**

Date: June 9, 2025
To: Colington Harbour Association Board of Directors
From: Colington Harbour Yacht & Racquet Club
Re: Revised Capital Reserve Funding for 2026

The CHYRC Board met on June 9, 2025, to review your proposed CHYRC Reserve funding for 2026. We found several issues that need to be addressed and resolved before a final signed and notarized agreement can be completed, as required by our current contract.

At the May 27, 2025 meeting that you reference, the CHYRC Board members in attendance clearly stated that the addition of the line item for pool replacement in the amount of \$317,500 (added to the Capital Reserve by the previous board) was unacceptable to be added to items funded by the CHYRC.

As an alternative, we offered to modify line item 2773, which would reflect the actual cost of resurfacing, that was recently completed at \$75,000, plus an additional \$50,000, for a total of \$125,000 for any unforeseen failures. This was agreeable to all those present (CHA & CHYRC Board members).

Via a signed agreement dated 12/31/2013, two thirds of the Clubhouse roof and two thirds of the Clubhouse vinyl siding are the responsibility of the Club (line items 2381 and 2356). These items will need to be adjusted to reflect the changes in responsibilities.

Please note that the following items are not in the original approved Addendum to the lease, dated 12/31/2013, but the Club agrees that these items should be added and funded by the Club:

- 2381 Gazebo Roof
- 2524 HVAC 1.5 ton Kitchen
- 2524 HVAC 5 ton Upstairs

Attached please find a draft spreadsheet reflecting these changes and proposed payment, due to the Association on January 1, 2026.

Respectfully,

Jane Wirth, President, CHYRC
thebagellady@hotmail.com

Item	% Club	% HOA	Useful Life	Remainin gLife	Current Average Cost	Full Funded Reserve	This years portion	Club	HOA
2767 Pool Deck - Resurface	100%	0%	5	0	7,500	7,500	1,500	1,500	
2129 Wood Decks Pool	100%	0%	30	16	45,600	21,280	1,520	1,520	
2317 CH Upper Deck	75%	25%	12	1	3,850	3,529	321	241	80
2340 Pool Bathroom Exterior	50%	50%	12	7	5,500	2,292	458	229	229
2343 CH, Pavilion Wood Siding Repaint	75%	25%	5	0	7,350	7,350	1,470	1,103	368
2356 CH Vinyl Siding 2/3	66%	33%	40	5	30,500	26,688	763	503	252
2381 CH Pavilion Shingle Roof	66%	33%	20	0	24,750	24,750	1,238	817	408
2381 Gazebo Roof	100%	0%	20	0	2,950	2,950	148	148	
2524 HVAC 1.5 Ton Kitchen	100%	0%	15	1	4,700	4,387	313	313	
2524 HVAC upstairs	100%	0%	15	12	10,500	2,100	700	700	
2524 HVAC 5 Ton	100%	0%	15	3	10,500	8,400	700	700	
2524 HVAC 2 Ton	0%	100%	15	0	6,200	6,200	413	-	413
2771 Pool Fence	100%	0%	25	22	8,150	978	326	326	
2773 Pools Resurface Main and Wading	100%	0%	12	12	125,000	-	10,417	10,417	
2773 Pools Part/Part Rebuild Main and Wading	0%	100%	60	14	317,500	243,417	5,292	-	5,292
2779 Pool Filters - Replace	100%	0%	20	15	11,400	2,850	570	570	
2809 Tennis Court Recoat	100%	0%	5	1	12,550	10,040	2,510	2,510	
2811 Tennis Court Resurface	100%	0%	25	19	19,200	4,608	768	768	
2813 Tennis Court Fencing	100%	0%	25	14	14,950	6,578	598	598	
Total Funded Components					668,650	385,896	30,024	22,962	7,042

6/19/25 - FINAL DRAFT AS PER JOHN COLLINS, TREASURER CHYRC.