

Southdown Pool General Membership Meeting
February 22, 2017, 7:00 PM
Meeting Minutes

Attendees:

Board Members: Dana Karr, Jay Brinson, Jeff Marcalus, Dave Kennedy, Karen O'Brien

General Members: See attached sign-in sheet

- 1.** The meeting was called to order at 7:00 p.m. and a quorum was established with 11 families present.
- 2.** The Board of Directors was announced as follows:
 - Dana Karr- Outgoing President
 - Jay Brinson- Incoming President (2017 Season)
 - John Vallerio- Vice President
 - Karen O'Brien- Outgoing Treasurer, will continue as an At Large member for 2017
 - Jeff Marcalus- Incoming Treasurer (2017 Season)
 - Dave Kennedy- At Large Member and Director of Pool Operations
 - Secretary- Open
 - Financial Secretary- Open
- 3.** After a call for nominations, Glen Brown was nominated and elected to the Board to fill the Financial Secretary position. Karen O'Brien will continue to assist with some of the Financial Secretary duties and Dana Karr will serve as Secretary until the position is filled.
- 4.** Jay Brinson provided an overview of the Board's decision to hire DRD Pools as the management company for the 2017 season citing a higher degree of professionalism and a lower price as the primary reasons for the selection. The Board and the general membership also discussed the option to extend the swim season for one additional weekend after Labor Day and following the Financial Committee report, below, it was decided to include that additional time within DRD's contract for 2017
- 5.** Dave Kennedy provided the Operations Committee update citing a long list of improvement needs and sparking a lively conversation from the membership. Some of the items identified included improvements to the shower pans, urinals, and lighting in the restrooms; resurfacing of the tennis and basketball courts, fencing removal and repair, general painting, lounge chair replacements, and repair of the water heater. Dave expressed the importance of him being included during the initial walk through with the new pool management company and it was decided that a complete list of upgrade needs and preliminary budgeting will be developed by the end of March for board consideration.
- 6.** Jay Brinson provided an update on recommended changes to the pool rules which included modifying the minimum age for unattended children and caregivers/babysitters to 14 years and clarifications to rules on life vests, and parent proximity to non swimmers. The board approved the changes with minor modifications. The new rules will be posted to the website.

Jay also presented the board's proposed changes to implement the use of membership cards for the 2017 season. The membership cards will be issued online via the website, www.swimmingpoolpasses.com, and members will be required to have a pass for all family members. There was discussion about the check in procedures with the cards and it was recommended that cards be left at the front desk, in an 'in box' when checking in and then either taken home by the member or moved to an 'out box' at the pool when the members leave. Guards will continue to track the count of members entering and guests will be required to sign in. Membership card procedures will continue to be refined and Jay will communicate a summary to the membership by e-mail.

7. Jeff Marcalus presented the proposed budget for the 2017 season. The budget was adopted with minor changes and a copy of the final version is attached for reference. The budget includes a dues increase to \$500 and the costs needed to cover pool management for one additional weekend after labor day. There was significant discussion regarding maintenance costs and the need to generate additional revenue to achieve long range capital improvement goals and to replenish the bond account. The board also discussed the possibility of allowing the payment of bills electronically by PayPal and credit cards and emailing bills rather than mailing them to ease the burden on volunteers and improve convenience for members.

8. Several committees need to be organized and another board meeting will be called prior to the start of the season.

**Chart of Accounts
As of 2/21/17**

| | 2014 Budget | 2014 Actual | 2015 Budget | 2015 Actual | 2016 Budget | 2016 Actual | 2017 Budget |
|------------------------------|------------------|------------------|----------------|----------------|----------------|-----------------|----------------|
| INCOME | | | | | | | |
| Member Dues | \$54,140 | \$51,912 | \$55,100 | \$59,618 | \$54,140 | \$61,270 | \$65,000 |
| Service Fees | \$4,000 | \$2,148 | \$2,255 | \$2,120 | \$2,000 | \$2,910 | \$2,500 |
| Other | | | | | | | |
| Guest Fees | \$3,430 | \$3,200 | \$3,000 | 0 | \$3,000 | \$732 | \$3,000 |
| Parties (all) | \$75 | \$150 | \$150 | \$450 | \$150 | \$375 | \$250 |
| Other Charges for Pool Usage | \$250 | \$60 | \$50 | \$70 | \$50 | | \$50 |
| Monetary Donations | | \$8 | | | | | |
| Social/Fund Raising Events | \$1,200 | \$1,322 | \$1,200 | \$1,588 | \$1,500 | | \$1,200 |
| Snack Shack Income | \$3,500 | \$3,611 | \$3,500 | \$6,110 | \$3,000 | \$4,664 | \$3,000 |
| Total Other | \$8,455 | \$8,351 | \$7,900 | \$8,218 | \$7,700 | \$5,771 | \$7,500 |
| TOTAL INCOME | \$66,595 | \$62,411 | \$65,255 | \$69,956 | \$63,840 | \$69,951 | \$75,000 |
| EXPENSES | | | | | | | |
| Maintenance | | | | | | | |
| Annual Pool Contract | \$37,040 | \$35,400 | \$38,490 | \$38,490 | \$39,000 | \$39,000 | \$42,285 |
| Life Guard Performance Bonus | \$500 | | | | | | |
| Repairs & Supplies (Anchor) | \$8,350 | \$13,514 | \$3,000 | \$4,373 | \$3,000 | \$1,274 | |
| Pool Repairs not by Anchor | \$3,500 | | | | | | \$3,500 |
| Lawn Maintenance/Landscaping | \$1,500 | \$2,195 | \$1,500 | \$1,540 | \$1,500 | \$2,695 | \$2,500 |
| Aquatic Lift & Defibrillator | \$750 | \$310 | \$350 | \$310 | \$350 | \$310 | \$400 |
| Total Maintenance | \$51,640 | \$51,419 | \$43,340 | \$44,713 | \$43,850 | \$43,279 | \$48,685 |
| Utilities | | | | | | | |
| Electric | \$3,750 | \$2,325 | \$2,900 | \$203 | \$4,000 | \$3,052 | \$3,000 |
| Water | \$1,000 | \$652 | \$1,000 | \$722 | \$1,000 | \$70 | \$750 |
| Phone | \$400 | \$412 | \$400 | \$518 | \$425 | \$356 | \$400 |
| Total Utilities | \$5,150 | \$3,389 | \$4,300 | \$1,443 | \$5,425 | \$3,478 | \$4,150 |
| Taxes | | | | | | | |
| Front Footage Assessment | \$450 | \$429 | \$429 | \$429 | \$450 | | \$450 |
| Property | \$2,500 | \$2,510 | \$2,500 | \$3,019 | \$2,500 | \$3,554 | \$3,500 |
| Personal Property | \$60 | \$28 | \$60 | \$26 | \$30 | \$19 | \$30 |
| AA County Permit Fee | | \$350 | \$350 | \$350 | \$350 | | \$350 |
| Total Taxes | \$3,010 | \$3,317 | \$3,339 | \$3,824 | \$3,330 | \$3,573 | \$4,330 |
| Insurance | \$4,200 | \$5,240 | \$4,300 | \$4,598 | \$4,500 | \$4,679 | \$4,700 |
| Miscellaneous | | | | | | | |
| Pool Supplies/Operations | \$2,500 | \$2,753 | \$2,000 | \$1,584 | \$2,500 | \$2,121 | \$2,500 |
| Office Supplies | \$350 | \$238 | \$250 | \$408 | \$250 | \$262 | \$350 |
| Web Site Maintenance | \$350 | \$423 | \$350 | \$450 | \$450 | \$755 | \$500 |
| Safety Deposit box fee | \$45 | \$45 | \$45 | \$40 | \$40 | | \$40 |
| Post Office box fee | \$58 | \$56 | \$60 | \$56 | \$60 | \$60 | \$60 |
| Beautification expense | \$50 | \$173 | \$200 | \$201 | \$200 | | \$200 |
| Donation (fr ST for stereo) | \$500 | \$447 | | | | | |
| Fundraising & ST Pmt | \$1,500 | \$571 | \$1,500 | \$594 | \$1,500 | | \$600 |
| Snack Shack & ST Pmt | \$1,700 | \$1,511 | \$1,700 | \$2,303 | \$1,700 | \$1,440 | \$1,500 |
| Membership Cards | | | | | | | \$750 |
| Total Miscellaneous | \$7,053 | \$6,217 | \$6,105 | \$5,636 | \$6,700 | \$4,638 | \$6,500 |
| TOTAL EXPENSES | \$71,053 | \$69,582 | \$61,384 | \$60,214 | \$63,805 | \$59,647 | \$68,365 |
| NET INCOME | (\$4,458) | (\$7,171) | \$3,871 | \$9,742 | \$35 | \$10,304 | \$6,635 |
| BOND ACCOUNT ACTIVITY | | | | | | | |
| Bond Receipts | \$9,850 | \$8,600 | \$3,400 | \$11,600 | \$6,000 | \$16,215 | \$6,000 |
| Bond Refunds | \$5,400 | \$6,445 | \$4,800 | \$7,200 | \$6,000 | \$5,400 | \$6,000 |
| Difference | \$4,450.00 | \$2,155.00 | (\$1,400.00) | \$4,400.00 | \$0.00 | \$10,815.00 | \$0 |

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|--------------------|--------------------|
| Checking | \$16,322.86 |
| Bill Payment Acct. | \$6,802.32 |
| Bond Acct. | \$21,003.71 |
| Total | \$44,128.89 |