

Woodbrooke September Board Meeting
Wednesday, September 11, 2019

Start Time: 6:30 pm

Meeting Adjourned: 8:40 pm

Attendance: Kevin Yee, Laurie Adams, Dianna Rose, Sarah Marble, Cheryl MacDonald, Brennan Harvath, Greg Bushey, Erin Smith, Don Jozwiak, Kelly Salter.

Meeting included walk through of club with general membership to identify and address the urgent need for repairs.

I. President: Kevin Yee

- The board voted unanimously to hold a hearing for members that did not adhere to the rules and regulations; to be scheduled prior to the next board meeting.
- Distributed the Woodbrooke Capital Improvement Plan (CIP).
- Several new issues have arisen that will require immediate attention this year.
 - The kiddie pool was inspected by the state and failed inspection. Water must be dumped into sewer (currently dumps onto grass). Cost to fix \$10,000.
 - Must sealcoat parking lot every year (\$8000), which is cheaper than replacement (\$150,000).
 - Tennis courts have cracking and pitting. Would do east courts first (\$18,000). West side courts need to be cleaned and surfaced (\$15,000).
 - Roof repairs (flat area): leaking into the women's room. Need to add gutters and re-roof the flat areas.
 - Replace heater: this is urgent need. Boiler inspection revealed that the burners have collapsed. Must be replaced (\$35,000). Once replaced, will run more efficiently with a shutoff switch and ventilation.
 - Fencing repair/replacement: currently rusted and not to code. Kevin will get price on fixing v. replacing. Fence is wobbly and the gates do not close correctly.
 - Replacing pool pump: currently switched to backup from Kendallwood.
 - Playscape: must take swing set off and repair the other areas. Everything is loose but repairable. It was a 2014 installation (residential structure) that gets overused. Will repair for now, but should be replaced with a commercial playscape (\$35,000).
 - Commercial fridge in pool house needs replacing. Current one does not work.
 - Must replace surge tank, but plan to do that next year (2021). Standing water all around it.
 - Lighting issues: need to be replaced, but not critical for this year.
- Of the critical issues that have an urgent need (kiddie pool, heater and fencing), there is significant outlay of cash for this year.
- Woodbrooke dues and bond are less than most clubs in the area.
- Woodbrooke keeps our books balance and does not borrow/take loans.

- We need to look at either a special assessment fee (1 time) or increasing the value of every bond (charging every member an amount that will be recovered upon the sale of their bond).
- According to the bylaws, we will put to vote for the general membership.

Meeting concluded with a general walk-through of the club with members.