

Woodbrooke Board Meeting
Wednesday, September 9, 2020

Attendance: Kevin Yee, Brennan Harvath, Laurie Adams, Dianna Rose, Rebecca Barens, Sarah Marble, Erin Smith, Cheryl MacDonald, Don Jozwiak, Michelle Bushey.

Meeting began at 7:05 pm.

1. Manager: Kelly Salter (via email)

- The season went better than expected.
- The reservation system worked great and members were able to deal with the changes with little complaints. Pool was busier during non peak times than previous 3 years.
- The staff were eager to work and were willing to actually engage with the members and their kids.

As for needs next fall:

- Front door needs replacing.
- Need more shade on the deck (a few more deck umbrellas and also a few more fence umbrellas).
- New trash bins.
- Grills need replacing.
- Next year, chemicals may cost approx. 1500.00 more than they did last season as we will need to purchase everything.

2. Tennis: Sarah Marble

- Goddard is going to add white lines to the newly surfaced tennis court.

3. Swim: Cheryl Mac Donald

- Garage door on the pool shed is getting tired. The handle is nearly pulling through the sheet metal. This should be put on the "to-do" list.

4. Grounds: Dianna Rose

- Fall 2020 (or Spring 2021) Grounds trimming like we had done last year. (bushes, quince, etc.) It was only a couple of hundred dollars. (\$300 last year)
- Finishing the pirate ship / Painting & scraping the two peeling sections on both buildings. This is scheduled (later this month) and will be just shy of \$1k (Ship was already previously quoted out (\$875) and given to the Board.) The wildcard is the mulch which we are estimating to be about 7 yards. The estimate for ship and painting of both sections of the buildings is \$975 which does NOT include the mulch purchase we will do separately.
- Cement repair on the deck. Kevin was speaking to the people that did the work.
- Lighting: possible a safety issue. It is only \$4k.
- Parking lot. The weeds are opening the cracks by the garbage receptacle. Preventative maintenance will go a long way in keeping us from a \$125k expenditure in the future.
- Roof: would be ok by replacing the beams. It won't fix the issue, but it will help keep it from crushing the already-strained 'flaps' that are holding up the roof right now. A new structural roof is likely not in our budget for several years. Further, we need to really consider removing/moving the box speakers on the roof. It is not ideal to have something so heavy up there.
- Front Door: Can get a quote. This is not cheap and we can expect a few thousand.
- Kiddy pool. TBD. We are band-aiding.
- Others:
 - Beat back more of brush in east side of lot
 - Fix the garbage container corral. (A board came off)

5. Treasurer: Rebecca Barens
 - Taxes have been filed.
 - According to bylaws, we can agree to fees. Discussed adding to the rules that all club owned bonds get sold first.
 - By May 1, the unpaid bond reverts back to the club. Reinstatement fee of \$250 (May 1), late fee of \$100 (May 1). Bounced check fee of \$30.
 - Will send email on April 1 as well as regular mail notifying members that unpaid bond reverts to the club on May 1.
 - Budget: ended the season with \$150K (after \$37K COVID payment from government).
 - Capital expenditures: sewer line to the kiddie pool (\$1K), parking lot (\$10K), surge tank (\$40K), front doors (\$5K).
 - Dues is \$167K approx. per year. Next year \$174K income expected.
 - Concessions revenue \$2K (normally \$4K).
 - Kelly received bonus increase this year.
 - It was voted unanimously that Don will remain a board member at large next season.

6. Swim Erin Smith
 - Rental of pool went well: income of over \$10K.
 - Need to change lockbox code now.
 - All city clubs were closed this season.
 - Swim team funds itself.

7. Membership: Brennan Harvath
 - Currently 13 club owned bonds and 9 that are currently being sold.

8. Communications: Don Jozwiak
 - Elections upcoming for president, secretary, communications, grounds and tennis.
 - Will need to declare candidacy by October 1; deadline for bio is October 15.
 - Will all be done virtual.
 - Voting of ballot and budget will be second Wednesday of November via zoom meeting.
 - Can accommodate up to 40 members who can type in during the meeting.

Meeting adjourned 8:20 pm.