

Woodbrooke Hills Swim and Tennis
Annual Meeting
November 8th 7pm
Farmington Hills Library

Meeting called to order: 7:03pm

Board Members in Attendance:

Sidra Lewis- President
Mike Carcone- Vice President
Rebecca Barens- Treasurer
Brennan Harvath- Membership
Nikki Wagner- Building & Grounds
Erika English- Secretary/Communications
Sarah Marble- Tennis
Erica Saum- Swim
Erin Smith- Swim

Board Updates for the meeting

Membership: sold one bond since last month. 2023: 34 bonds in total sold. 9 people on the sellers list. Typical for the number of bonds available during this time. 315 total bonds available to members.

Tennis: Sarah completed fifth year as chair. No formal updates. Looking to grow tennis every year

Swim: Smaller team than usual this year; hopeful for the head coach to return next year. Looking to build the team further next year. In need of a new swim team chair. Full swim team and pre-team available.

Building and grounds: We have received a few quotes on east tennis court fence replacement. Looking into adding additional speakers from pavilion or shed

Treasurer: Bills paid up to date; files taxes; dues will be sent to all members. Banking fees have increased due to credit card usage. This has been renegotiated twice to reduce the cost. The usage of credit cards to pay dues has increased, members writing less checks. These fees are not avoidable. With this trend, it is anticipated to have less cash/checks next year/more fees. Based on current bank flow, it is recommended not to increase dues this year. Budget is very conservative for income and overestimates our expenses. We are a non-profit club and therefore we have to be mindful of our bank balance. Costs are rising in general, so it is anticipated to have increased costs next year. We try to keep \$50k in account in off season (in case of emergency, etc) to avoid taking out loans. By avoiding loans, we avoid liability and protect membership. Our goal is to be and remain debt-free. Operating cash flow projection is negative to offset bank balance and again, very conservative with finances. Typo: concession expenses noted, estimate ~\$9,000.

Concession area: a larger, formal stand was non-profitable; paying labor far exceeded what the concession stand brought in. Looking for ideas for “pre-packaged” food items to sell for food/concession - email communications@woodbrookehills.com

President updates and comments:

Splash pad: priced out at several hundred thousand dollars.

Kiddie pool needed to be repaired- \$60K to make functional

This year, the kiddie pool was removed, filled and sodded. We are still looking into options to build up the area and are open to member suggestions. This is a several year plan to collect ideas. Several members enjoyed the yard games, the water tables were difficult to maintain cleanliness

Reach out to Erika for game suggestions to get for that area. Ping pong table has been suggested.

Member concerns:

-Cleanliness of the bathrooms: Cleaning people to come more often? Guards to make this part of their rotation? New, fresh flooring in the bathroom has been suggested.

-Hours of the club- Members want to return to the previous extended hours. However, there has been difficulty with staffing and proper lighting. We are trying to compromise with a few late nights; more late nights are requested.

-Members would like to bring back uniforms for the life guards. Some additional life guard concerns were discussed and will be further discussed with board and staff.

-Weather and early closure concerns were heard. Difficult this year with excess rain and power outages. Will be more cognizant of this for next year as far as closures go.

Additional Updates:

Paint: The plan is to paint the exterior of both buildings, paint the interior of bathrooms and any rotten wood to be replaced.

5am swim lap swim. MWF 5am. Lap swim available Sat/Sun 11-12n. There will be additional updates for this as swim season approaches

Chairs: refinished chairs that were unsalvageable. Some rusty chairs did need to be disposed of. Need to replace some. Looking into possibly restrapping the upright chairs

Lifeguard expectations to be documented.

Guest passes- guests must be checked in; working to determine a better process for this.

Members who bring guests are expected to follow the rules, including an \$8 charge for each guest

Thank you to all members for coming to the meeting and sharing your thoughts, praises, and concerns.

Election results:

Budget: passed

VP: Dan Philips

Treasurer: Rebecca Barends

Membership: Karl Farlow

Swim Chair: still open

Meeting called to closure: 8:32p