



MEETING NOTICE

P. O. Box 666 - Glen Echo - Maryland 20812
www.MohicanPool.com - MohicanPool@yahoo.com

Dear Members of the Mohican Pool Community,

On October 21st, the membership met to elect a board of directors for the 2009-2010 season. The slate proposed by the nominating committee was approved and your representatives on the board for the coming year are:

President	Dave Charlton
Treasurer	Randy Hoerauf
VP Pool	Teri Tomlin
VP Activities	Susan Brooks
VP Buildings	Joe Ostoyich
VP Grounds	Larry Johnson
Recording Secretary	vacant

DIRECTORS - Serving the second year of a two year term:

Peter Kelly
 Sylvia Reis
 Mark Kellet

DIRECTORS - Serving the first year of a two year term:

Bill Wasserman
 Rick Calder
 Sue Silverstein

One of the first orders of business for the new board is to propose a 2010 budget for the membership to approve. Our recommendation and accompanying notes are presented in full below. In accordance with the by-laws, we will hold a full membership meeting to discuss and approve a budget on Wednesday night, December 2nd at 7:00 pm. Pending confirmation, the location for the meeting is tentatively set for the Brookmont Church which is located at 4000 Virginia Place, Brookmont, MD 20816. I will send a follow up note when the location is confirmed. Please visit the website, at www.mohicanpool.org for additional updates.

I hope you can attend. If you have any questions or if you cannot attend the meeting and would like to provide comment, please contact me by email at MohicanPresident@gmail.com.

--Dave Charlton

2010 Mohican Pool Budget Recommendation

	Y-T-D Actual October 31, 2009	January 1 - December 31		
		2009 Budget	2009 Forecast Spend	2010 Budget Proposal
Income				
Member Dues				
Adult Family	\$ 900	\$ 700	\$ 900	\$ 900
Descendants		690	-	-

Base Dues	81,695	84,895	81,695	84,180
Child Family	25,320	26,470	25,320	26,164
Senior	4,935	4,100	4,935	5,940
Total Member Dues	112,850	116,855	112,850	117,184
Rental Fees				
Adult Family	600	140	600	600
August Rentals	6,525	4,500	6,525	6,525
Base Rental	91,015	83,455	91,015	94,355
Children	21,000	18,695	21,000	21,700
Total Rental Fees	119,140	106,790	119,140	123,180
Activities				
Duathlon			-	-
Mermaids	750	600	750	750
Total Activities	750	600	750	750
Other Income				
Application Fee	1,170	1,140	1,170	2,750
Capital Assess.	20,000	20,000	20,000	30,000
Guest Tickets	9,748	8,623	9,748	11,697
House Guest Fee	300	580	300	300
Interest Income	1,800	3,000	2,100	2,100
Late Fees	1,400	2,000	1,400	1,400
Transfer Fees	450	600	450	450
Uncategorized Income	(320)		(320)	(320)
Total Other Income	34,547	35,943	34,847	48,377
Total Income	\$ 267,287	\$ 260,188	\$ 267,587	\$ 289,491
Expenses				
General Expenses				
Honorarium				
Secretary Honorarium	4,695	6,695	6,895	6,895
Treasurer Honorarium	2,704	3,605	3,605	3,713
Total Honorarium	7,399	10,300	10,500	10,608
Insurance/Taxes				
Insurance	22,081	23,147	21,089	21,722
Licenses/Fees	850	815	850	876
Real Estate & Other Tax	4,030	2,300	4,030	4,150
Total Insurance/Taxes	26,961	26,262	25,969	26,748
Utilities				
Electric	3,722	4,821	8,725	8,987
ISP	76	150	76	78
Member Phone	310		386	398
Office Phone	1,518	1,275	1,916	1,973
Propane Gas	3,322	6,000	6,322	6,512
Security System	640	275	640	660
Trash Pickup	765	1,231	1,065	1,097
Water	5,261	3,000	6,261	6,449
Total Utilities	15,614	16,752	25,391	26,154
Other				
Postage	148	500	148	153
Printing	205	300	205	211
Bank Charges	160	150	160	164

Miscellaneous	462	1,025	462	476
Total Other	975	1,975	975	1,004
Total General Expenses	50,948	55,290	62,835	64,514
VP Activities				
Capital				
Sound/Projection for Pavilion				1,500
Membership Events	-		-	1,200
Swim & Dive Team	11,114		11,114	16,000
Total VP Activities	11,114	16,000	11,114	18,700
VP Buildings				
Capital				
Refrigerator	1,761	5,000	1,761	-
Cabinet doors for refrigerators				300
Additional countertop in Pavilion				1,000
Icemaker	3,072	2,000	3,072	-
Miscellaneous		500	-	500
Repair Drain Under Back Road		2,000	-	2,000
Bathhouse Replacement Study	1,273	10,000	15,500	5,000
Parking Lot Lighting	6,025	2,000	6,025	-
Parking Lot Resurfacing	2,800	8,000	2,800	-
Total Capital	14,930	29,500	29,158	8,800
Maintenance				
Electric	741	1,000	991	1,020
Miscellaneous	210	1,000	510	525
Plumbing	9,410	2,500	9,910	4,000
Supplies	131	1,000	631	650
Total Maintenance	10,492	5,500	12,042	6,195
Total VP Buildings	25,422	35,000	41,200	14,995
VP Grounds				
Capital				
Fence	1,851	3,500	3,500	2,500
Epoxy coat for pool deck				15,000
Pool Cover Storage		1,000	1,200	-
Deck Chairs/Umbrellas		1,000	-	15,000
Repair of erosion beneath deck				5,000
Repair/replace cantilever deck beam				10,000
Front Gate	3,500	3,000	3,500	-
Recreation Equipment	9,477	5,000	9,852	-
Handrail for stairs to concrete slab		1,500	820	-
Total Capital	14,828	15,000	18,872	47,500
Maintenance				
Tree Work	3,450	3,500	3,450	3,500
Landscaping/Grass & Weed	5,795	7,606	5,795	9,800
Signage		1,000	-	1,000
Supplies/Miscellaneous	950	442	950	1,000
Total Maintenance	10,195	12,548	10,195	15,300
Total VP Grounds	25,022	27,548	29,066	62,800
VP Pool				
Capital				
Security Lighting		2,000	2,000	-
Automated Pool Vacuum	2,199	2,500	2,199	-
New Mats for Dressing Rooms	1,076	2,000	1,076	500
Repair Baby Pool crack & repaint				1,000
Stairs for Training Pool		500	-	2,000

Shade Structure for Baby Pool		5,000	-	-
Total Capital	3,275	12,000	5,275	3,500
Maintenance				
Chemicals	14,546	12,166	14,546	14,983
Equipment Maintenance	110	1,383	610	628
Management Fees	76,770	76,771	76,770	79,073
Miscellaneous	410	1,458	810	834
Supplies	2,235	299	2,735	2,817
Portable Steps Protective Fabric		750	-	850
Lane Ropes	311	400	311	-
Pool Drain Covers	775	700	775	1,200
Defibrulator Maintenance		379	-	379
Total Maintenance	95,158	94,306	96,558	100,764
Total VP Pool	98,433	106,306	101,833	104,264
Total Expenses	210,940	240,144	261,805	265,273
Net Income	\$ 56,348	\$ 20,044	\$ 5,783	\$ 24,218

Notes for the 2010 proposed budget:

- 1) Expense increases. Based on trends over the last several years and indications from our vendors, we are assuming approximately 3% increases in most expense categories.
- 2) Income/fee increases. In keeping with anticipated expense increases, we are proposing to raise our primary fees by approximately 3%.
 - a. We are proposing a roughly 3% increase in fees for owners raising the household membership from \$335 to \$345 and the per child fees from \$60 to \$62. The previous fee increase occurred in 2006.
 - b. We are proposing an increase in Senior Privilege fees from \$50 to \$60.
 - c. We are proposing an a capital assessment of \$75 per membership to cover:
 - i. Repairing a damaged beam supporting the deck
 - ii. Adding \$20,000 to the reserve fund as we have for the past two years
 - d. We are proposing to increase the base rental membership from \$545 to \$565 and the per child fee from \$60 to \$62.
 - e. We are proposing to increase the application fees from \$20 to \$50.
 - f. We are proposing an increase in the cost of a 10-punch visitor pass from \$25 to \$30.

In addition to the predictable repairs and recurring expenses associated with operation and maintenance of our facility, we plan to pursue the following notable upgrades and initiatives:

- 1) Additional counter space and refrigerator security for the pavilion.
- 2) Resurfacing the main deck.
- 3) Getting a preliminary assessment from Montgomery County on the viability with regard to our special exemption of the recommendations provided by our architects for bath house replacement options.
- 4) New tables, chairs, etc. to fill out the back area and replace aging deck furniture.
- 5) A major assault on upper level weeds and invasive undergrowth to improve aesthetics and reduce mosquitoes (we hope).
- 6) Upgrading our pool drain covers to comply with new regulations.
- 7) Two pool-sponsored events similar in scale to the traditional 4th of July event or 2007's anniversary celebration.
- 8) Late-season movie nights.
- 9) Stairs/ladder for the middle pool.