

Mohican Swimming Pool Association
Annual Meeting to Elect Officers
September 28, 2014

The meeting was called to order by President Chris Savage at 7:05 pm.

Present; Chris Savage, Pres., Rick Hall VP Pool, Elizabeth Redisch, VP Buildings, Rick Calder, VP Activities, Bill Hahn, Treasurer, Sylvia Reis, Recording Secretary, Directors Carol Beehler, Dave Charlton, and Dani Johnson.

Chris set out the agenda for the meeting:

Reports of outgoing board

Project status and anticipated schedule

MSPA financial status

Status of Waiting Lists

Election of new Board as recommended by the nominating committee.

Approval of a one-time waiver of the By Laws with respect to up to 10 families from our supplemental list to the bottom of the preferred list.

Two people, Rick Hall and Sophie Leahy, have borne the brunt of the work on the construction and its documentation for Mohican. They are owed heartfelt thanks from the entire Mohican community.

Rick Hall VP Pool reported that even though Mohican Pool was unavailable, we had a pretty good year. The most members and their families swam at East Gate Pool, some team practices were at Avenel, and Senior members swam at Bannockburn, purchasing Bannockburn guest passes for their swimming and Mermaid sessions.

Revised Pool Budget:	\$100,000
East Gate Pool	71,500
Avenel Pool	6,000
Total spent on pool access	77,500

Bannockburn did not charge Mohican anything-- the Seniors purchased Bannockburn guest cards on their own (cross checked to a list Mohican provided).

Budget Variance 22,500 (this is a saving)

Construction Report by Rick Hall:

Current status: 85% complete

Remaining activity:

- Pool Deck Drainage 50%
- Pool Coping Design Review (the tiles nearest the water on the pool's edge)
- Pool White Coat
- Pool Deck
- Outside electric (Design Review)
- Internal Plumbing fixtures, electrical work, cabinets
- Bathhouse windows
- Elevator and Bathhouse stairs
- Parking Lot Resurfacing
- Misc. Details- signs, record board, Legacy Wall
- Completion date estimation: Dec. 10, 2014

Construction Budget: Prepared by Sophie Leahy

Base Contract	3,072,500
Approved Change Orders	273,048
Anticipated Change Orders	30,000
Total Construction Estimate	3,439,548

Change Orders are 11.9% of the total estimate.

Payment Summary: Prepared by Sophie Leahy

Mohican Payments	1,022,879
Bank Payments	974,370
Bank Loan Remaining	1,425,630

Rock and unsuitable soils cost \$271,241 or 73.8% of all change orders.

Ms. Barbara Duncan asked if we had performed sonar tests on the soils, commenting that this is not new technology and she had used it on a construction project in Japan. Our contractor bored 15 holes in the area where the pool was to go; 12 bores had rock in them, so we knew that rock was likely to be an issue in digging the pool. Sonar testing was not suggested by any of our contractors.

A history of the delays, provided by Rick Hall:

In early January the contractors told us that the schedule was "tight" but "all was OK".

Rain and snow slowed progress in January and February.

In March we were told that the opening would be “a little late”
In April we were told “no way”.

With 20/20 hindsight, there was probably some naiveté on all sides, but weather and rock (combined with the inherent challenges of our site) were the key problems, causing delays..

Construction costs were closely monitored by Rick Hall and Sophie Leahy for the pool. Sandy Springs Bank had its own auditors monitoring our progress. The bank has been generous in accommodating the year’s delay. They could demand repayment immediately follow construction completion, in Dec, 2014, but has waived that requirement. Dennis Anderson was the general contractor, and our Architect reviews all changes, saving us a lot of extra cost.

Operating Plan for 2015 Season:

Add one lifeguard to each shift
Three guards on duty most of the time- two in chairs, one patrolling the deck
Two guard minimum under low use conditions

Proposed Extended Season Experiment for 2015:

May 1-15 early morning and afternoon hours
Sept. 15- Oct 30., same schedule
Additional expenses are estimated to be \$10,000
Neighboring Pools (Bannockburn and Little Falls) will be invited to participate
They have been asked to contribute 3,500- 5,000 to participate

2015 Likely projects:

Re-landscaping
Fencing of the hill for the Mohican footpath
The picnic area will be repaired and the grills refurbished
A new pool cover will be purchased for the winter 2015-16
ADA (Americans with Disabilities Act) Compliance with respect to drainage near the pool.

Treasurer Bill Hahn reported on our finances and wait lists.

The yearly audit was performed by Peter Kelly, Sophie Leahy and Jen Murphy. Peter Kelly reported that the books were in order. The Bank requires an outside auditor. The county needs additional filings as well.

Year	2014	2013	2012*	2011
Wait List	197	179	164	236
Out of Zone Wait List	95	97	96	99
Sales	12	26	82	30

In 2012, the board voted to retain \$1, 800 of each membership sale; many sold just before this went into effect.

This year 12 memberships changed hands. Seven were sold to new members and 5 transferred with the sale of a house. In contrast, 26 were sold in 2013.

Active Members	288	292	282	250
Senior Citizens	80	74	78	99
Inactive	32	34	40	51
Total	400	400	400	400

Revenue	2014	2014 Revised	YTD
	\$424,350	\$314,600	\$344,108

YTD	General	60,939
	Activities	30,888
	Building/Grounds	0
	Pool	71,550
	Total Expenses	163,387
	Net Income	167,155

Bill Stromsem asked if we had maintained the policy of requiring members to pay full freight if their unused membership could not be paid for; the Board did not impose this rule this year.

Ms. Duncan commented that she has not gotten e-mail from the pool. We will look into this because we are using electronic communication rather than postal mail, and the intent is to reach everybody quickly and accurately.

Chris reported that the Nominating Committee included Nicolas Gaal, Caitlin Goldberg and others. All the current board members had expressed interest in remaining, and Nicolas joked that the Board that stuck us with this project should be responsible for next year!

The Slate consists of:

President:	Chris Savage
VP Pool:	Rick Hall
VP Grounds:	Larry Johnson

VP Buildings: Elizabeth Redisch
VP Activities: Rick Calder
Treasurer: Bill Hahn
Recording Secretary: Sylvia Reis

Directors to serve two-year terms:

Dani Johnson
Sophie Leahy
Russ Schofield

Directors serving the second year of their two year term- not being elected now:

Carol Beehler
Dave Charlton
Caitlin Goldberg

The Slate was approved unanimously.

Chris spoke of a one time exception to our by laws to allow up to ten families who are “out of zone” AND who paid full freight this season, to get on the “in zone” list so as to eventually be offered an opportunity to join the pool. They will not displace anyone already on the list. He stated that it was unfair for them who have been so loyal to Mohican not to have any possibility of being able to join the pool later. In practice, after a renovation, the “in zone” waiting list traditionally gets very large, and no one out of area has a chance at membership. This has occurred in all renovated pools in the County.

After substantial discussion, the proposal passed.

Chris called the meeting completed at 8:35 pm.

Respectfully submitted, Sylvia Reis, Recording Secretary