

Minutes
Mohican Swimming Pool Association
Board Meeting
November 2, 2013

Present: Chris Savage, President, Rick Hall, VP Pool, Larry Johnson, VP Grounds, Elizabeth Redisch, VP Buildings, Rick Calder, VP Activities, Bill Hahn, Treasurer, Sylvia Reis, Recording Secretary, Dave Charlton, President Emeritus, Caitlin Goldberg, Director, Sophie Leahy Director, Russ Schofield, Director

Chris Savage called the meeting to order at 4:05 pm.

Chris will form a Neighborhood Advisory Committee (NAC), which will convey the Project Status directly to interested pool members who may volunteer to be on the NAC..

Chris held a meeting with Susan Dunham and Bill Stromsem last week to reassure them about Insurance and the Mermaids program. The Mermaids were going to continue to be welcome at the pool. We will be having an automated sign in system which will not permit Senior Mermaid prepayment

The election meeting is tomorrow evening. If a quorum is present, the election may be decided at the meeting. Otherwise, electronic voting will be available for one week after the meeting.

Director Danni Johnson conducted an audit of the pool's books, and will report tomorrow.

Rick Calder reported that social events, the Duathlon and the team all made money for the pool this year. The team is self-sustaining for perhaps the first time.

Larry reported that he "skimped" on landscaping efforts because of the building project now underway.

Elizabeth reported that she spent no fund on buildings this year, because of the project now underway.

Bill Hahn reported on membership status. We have more active members and therefore fewer rental spaces than in the past. After a Waiting List cleanup in 2012, we have perhaps fewer, but a "higher quality" list, which will yield a higher percentage of buyers in the future. The waiting time for membership is now estimated to be three years; there are 179 families on the list.

Rick Hall explained the details of the construction income, which consists entirely of capital expenses. We spent more than expected on real estate taxes. However, operating income increased by about \$40,000, and August renters added \$8,500. We are owed funds for the propane in the tank, which was removed, from our premises recently. We have spent about \$36,000 on contingencies in 2013—about one third each for insurance, taxes and miscellaneous costs which include the county mandated Flag Person. Other contingencies might consist of extra rock removal expenses, problems cutting into the hill above the pool, and the expected continuing employment of the Flag Person.

The result is \$50,00 extra available for future contingencies. There is already a \$200,000 contingency amount built into the construction budget, which will be kept available throughout the project's life. We have \$1,000,000 in the bank; 80% for construction and 20% for contingencies, thus we are in good financial shape for the project.

Rick reported on the Construction Project schedule. The construction on Quarry Road was scheduled to consume two weeks, but it took five weeks. The demolition of the pool and bathhouse is almost completed, and the contractors are now engaged at a brisk pace.

We anticipate "substantial occupancy" by May 19, 2014, and an opening day of Saturday May 24th, the start of the Memorial Day weekend.

We discussed hillside seating, which the Board approved unanimously. This will be a tiered seating area particularly suited to watching Team Meets. It will consist of no more than six tiers. The board also unanimously approved the cost of demolishing the brick wall, which is old and cracked, unable to “retain” anything.

Some trees have been saved in the outfall area near the creek, others because the sewer line was realigned, but there will be a need to plant some trees on the property after construction of the new facility.

Rick reported that our builder is now proceeding at a brisk pace, but does not work on weekends, as do many home builders in the neighborhood.

Elizabeth reported on fund-raising efforts Jan- April 2012, including the sale of bricks, a mailing requesting donations, and neighborhood progressive dinners—three courses, at three different host homes in a neighborhood.

The meeting ended shortly before six pm.

Respectfully submitted,

Sylvia Reis, Recording Secretary