

October 13, 2018

Mohican Swim Club Board Meeting Minutes

Call to order at 4:10p

In attendance: Rick Hall (President), Lisa Owen (VP Pool), Josette Skilling (Treasurer), Michael Kessler (VP Grounds), Vin DeSomma (Director), Elena Naum (Secretary), Catharina Ford (Director), Tracey Robison (Director), Dani Johnson (Director)

NOTE: New Board elected at October 6, 2018 Annual Meeting

Elected in Year	Term	Board Member	Role
2018	1 Year	Rick Hall	President
2018	1 Year	Josette Skilling	Treasurer
2018	1 Year	Lisa Owen	VP, Pool
2018	1 Year	Elizabeth Redisch	VP, Buildings
2018	1 Year	Michael Kessler	VP, Grounds
2018	1 Year	Shane Moore	VP, Activities
2018	1 Year	Elena Naum	Secretary
2018	2 Year	Vin DeSomma	Director
2018	2 Year	Katie Blot	Director
2018	2 Year	Catharina Ford	Director, Primary
2018	2 Year	Eluned Schweitzer	Director, Designated Proxy
2017	2 Year	Mark Eisel	Director
2017	2 Year	Tracey Robison	Director
2017	2 Year	Dani Johnson	Director

Agenda

1) 2019 Budget Overview

The Board met to discuss what to determine as budget priorities for the 2019 budget that will be presented to and voted on by the members on November 1 and November 15 (approximately).

Resources Sheet (4 fiscal priorities)

Josette gave an overview of the Resources Sheet she developed, showing 6 budget/financial options (see spreadsheet for A-F) for the 2019 budget. Josette went over the options C-F of the budget model and why they don't work to achieve our financial management goals. She

suggested options A and B as options we should focus on. It was discussed that rental memberships turn over faster than purchased memberships and end up keeping a younger demographic at the pool. Currently the pool sells about 20 memberships per year; though last year there were also 7 transfers due to home sales.

“Shoulder Season” Honorarium

Discussed whether the Board would like to continue allowing members of Bannockburn and Little Falls pools to use our pool during the “shoulder season” of May and September. We are the only pool in our area that opens early (early May) and stays open late (early October). Currently, \$3,500 is charged to each pool for the privilege of using Mohican during the “shoulder season”. The actual cost is probably closer to \$5,000 per pool. The Board discussed increasing the fee to \$4,000 each (total \$8,000), with a goal of charging \$5,000 each (\$10,000) total. Keeping the honorarium lower also maintains a friendly spirit between the pools and our community.

Motion No. 1 – Option A of Financial Options

Moved that:

The Board choose Option A:

- 450 members /50 of which are renters
- Keep \$200 assessment
- Keep current fee structure
- Keep current “shoulder season” honorarium and raise the fee charged to each pool to \$4,000

Reserve discussion

The amount the pool should keep in reserve was discussed. Currently, the pool started the year with a surplus of approximately \$26,480.40. The pool also holds a CD of \$87,060.06 that will mature in July 2019 and has a penalty if withdrawn earlier. The pool will also have an additional \$70,000 in surplus (approximately). The pros and cons of keeping more than \$100,000 in reserves were discussed. It was mentioned that reserves should be monies kept in savings that are to be used for emergencies or capital planning (new elevator, pool rehab, etc). The bank used to mandate that 6 months of mortgage payments be kept in reserves. Now that pool debt has been refinanced, this is no longer applicable. However, there was agreement that the pool should stay with this rule and keep the money from the matured CD in reserve savings, along with about \$20,000 more.

Mohican Pool Enhancements and Projects 2019-2021

Michael presented a spreadsheet of three years’ worth of recommended pool enhancements and projects. It was discussed that completing repairs to the driveway is a critical need. It was also discussed that a new playground is of critical need as the current one is for residential use and unsafe in many ways. The other items on the sheet were deemed pool enhancements. The Board decided to propose the following to be included in the 2019 budget:

- Driveway repairs \$6,041.00

- Baby pool heater/installation and hook up the existing “bubblers” \$5,100
- Phase 1 of Playground and Café Seating \$78,000

Josette and Michael will review the budgeted costs for further accuracy before including them in the final proposed budget. Michael proposed putting together a webpage with details on each enhancement or project for members to reference.

Snack Bar

Josette and Michael presented an idea for changing the way the snack bar is handled. Currently Teri and Bethesda Aquatics purchase the items and front the money; they mostly break even with a small profit that is Teri’s “management fee.” We would like to offer healthier options with more substantial sandwiches, salads, etc. but Bethesda Aquatics does not want to carry so much inventory themselves. So Josette proposed that Mohican provide Teri with a credit card, allowing her to make all of the purchases for the snack bar inventory and we would own the inventory, Teri would manage the guards who sell it, and all profits, if any, would go to the pool. Teri would earn a \$2,000 management fee. There are some logistics to work out (such as how to ensure the guards don’t eat the profits; how much inventory to carry) but these are manageable. In terms of items for sale, Michael suggested that we work with a local vendor, like Wagshal’s, to provide us with fresh, prepackaged sandwiches and salads twice per week to sell at the concession stand. We can flexibly order depending on demand. The Board approved this model. We also agreed to purchase a new refrigerator to provide bigger, more accessible storage (a be 42”-48” wide unit with sliding glass doors).

Bethesda Aquatics Contract

It was discussed that the pool will increase the fee it pays to Bethesda Aquatics to \$150,000 and will include in that a \$2,000 raise for each Chuck and Teri, as well as an additional \$10,000 for Chuck to use to clean the pool deck and pool house, including bathrooms. Currently, Chuck allocates time for the lifeguards to clean the pool and toilets. This takes time away from their shifts. It was proposed that Chuck can hire an individual or increase the visits of a group of cleaners with this money. Specific items will be included as requirements in the contract, including multiple cleanings of the floors each week with the power scrubber, attentive cleaning of the sinks, showers, and toilets, multiple times per week, cleaning of the grills and kitchens 2-3x per week, daily blowing/cleaning of the entire deck areas, and other regular maintenance and cleaning items.

Proposal for feasibility study of second floor addition

Lisa presented a cost of \$9,000 for an architect/engineer who specializes in pools to perform a feasibility study to determine if a third floor could be added on top of the existing pool house. It was discussed that there are many factors to consider with this possible addition and that a committee to investigate each of them should be formed. It was agreed that a number of steps would need to be taken to explore the feasibility of a business plan for such a proposed activity space prior to spending any funds to investigate the physical expansion of the pool house.

Upcoming Dates

11/1 – Budget due to Mohican membership

11/15 – Membership budget meeting (Josette suggested it might be closer to 11/17 or 11/18)

Meeting adjourned at 6:51pm.