

November 17, 2018

Mohican Swim Club General Budget Meeting Minutes

Call to order 4:38p

In attendance from Board: Rick Hall (President), Lisa Owen (VP Pool), Josette Skilling (Treasurer), Michael Kessler (VP Grounds), Shane Moore (VP Activities), Vin DeSomma (Director), Elizabeth Redisch (VP Pool), Tracey Robison (Director), Dani Johnson (Membership Director), Elena Naum (Secretary). In attendance from Bethesda Aquatics: Teri Tomlin, Chuck Montrie.

6 members in attendance

Agenda

- 2019 Budget Presentation

The Board presented the 2019 budget to the membership

- New Business – Lisa Owen

Budget Presentation

Josette orientated the membership through the budget.

Some highlights from the **Revenue** side include:

- Two years ago, the pool clarified its zoning status and went from 400 to 450 possible members
- The 50 membership slots will continue to be rented out (and not sold) in 2019
- The mortgage was refinanced to a 15-year fixed loan with roughly the same rate as that of the previous construction loan, which would have required a balloon payment
 - This allows for a dedicated amount of money to offset anticipated repairs to the pool (ex: pool re-plastering, repairing of older part of pool deck) without asking for new assessment
 - In order to continue increasing the amount in the pool's reserves, the current \$200 assessment will stay in place for 2019.
- Increasing the amount paid by the 2 pools for their use during the extended season to \$5,000 per pool to properly offset cost needed for extra guards and utilities
- Anticipate offering 15 new memberships in 2019
- The swim team and income-generating pool membership events such as Crab Fest and the Adult Party now share expenses (paper goods, snack food, etc.), but their income is tracked separately.
- Anticipate heavy use of pool by members' guests again next year (\$20,000 budgeted, including \$4,000-\$5,000 projected revenue from parties)
- The charging of late fees has been reinstated for 2019

- It is anticipated that the 2018 surplus of \$50,192.91 will be adjusted to a lower amount, after payment has been made on the following: repairs to fix the leak and exposed rebar on the pool bottom, improper venting of the pool's heater, work on the upper level viewing court.

Some highlights from the **Expense** side include:

- The current freezer is broken and will be replaced once the elevator has been fixed
- All pool equipment and elevator will go on maintenance contracts for 2019
 - Shary's Plumbing will cover the domestic hot water heater (showers, sinks) and the pool water heater (heats the pool)
 - Tucker's HVAC will cover A/C for elevator equipment room, ventilation system for the equipment rooms and the equipment room heater
 - Elevator company will be determined at a later date.
- Each category has an amount of money as "cushion" to allow for unforeseen expenditures
- There is an immediate need for new playground equipment, as current equipment is not for commercial use and therefore a liability
 - Michael has been reviewing bids and has outlined 3 parameters for new playground:
 - Equipment must be shaded
 - There should be no openings above 2' that go to ground
 - Ground cover should be engineered, processed wood chips with appropriate impact absorption to be replaced by poured rubber at the end of its (normally 5-year) life span.
 - The new play structure will be designed to accommodate children ages 2-5 and 5-12 years old.
 - The new play structure will be pushed back and up into a portion of the space next to the small upper pavilion. This will open up the circular, flat area next to the sport court for needed additional seating.
- There is an immediate need for new umbrellas and more seating on the pool deck, in order to replace those that are broken and to add seating and shade to the area which will exist when the new play structure is installed.
- There is a need for a new water polo goal and new table tennis table and equipment
- The pool's sediment control permit for construction included a long-term agreement that requires the pool to clean out the stormwater catch basin yearly. In order to comply with this rule, the pool has entered into a 3-year contract with a company who does this.
- The management contract with Bethesda Aquatics has been increased to allow for daily cleaning of the pool facilities, especially the bathrooms.
- New trash bins will be purchased for 2019

Member concerns/suggestions

- Overcrowding of pool, both during the extended season and during the regular season
 - Members suggested a re-evaluation of the offer of extended season use to the 2 pools before the 2019 season
 - Josette will analyze use data from MemberSplash for all 3 pools and send it out to the membership for review
 - Members suggested increasing fees for August members in order to be able to decrease the number of temporary memberships given per year, and decrease the number of families using the pool.
 - Members suggested changing hours of operation to start earlier and close later at all times.
- Many pool members and their guests do not know the pool rules which leads to miscommunication and misunderstanding among those using the pool.
 - Members suggest printing and posting signs stating the pool's rules around the pool, as not everyone reads the rules listed on the website
 - As it gets closer to the 2019 season, Rick will include a summary of the pool's rules to all members and will highlight rules associated with the Mermaids and lap swimming.
 - The pool rules will also be shared with the members of the pools using Mohican during the extended season, if an invitation is extended again next year.
 - Francesca would like to be part of the rules committee, if one is to be formed.
- A member suggested that a legal statement releasing Mohican of any liability incurred on the property (including play structures) be added to the documents associated with membership dues.
- A member also suggested that a sign be posted near the play structure that all liability transfers to the member.
- Members expressed concern over the continuance of the \$200 special assessment and why it should be paid by members and not renters. It was pointed out by a member of the board that members pay less overall than renters, but that it is equitable for the assessment to be charged to all members, including seniors and those who choose to place their membership on hold for one year.
- Members pointed out that more recycling bins are needed on the pool deck. One member suggested there should be one recycling bin next to each trash bin, to encourage recycling.
- A member pointed out the difficulty in renewing dues online and objected to the fees charged by Paypal for doing so. The pool is joining the prevailing trend of moving towards a cashless operating platform and MemberSplash is looking into negotiating a better deal with Paypal, the entity that conducts the dues payment transaction.

New Business

Lisa Owen proposed for Mohican to be a year-round facility (full statement below)

- Proposed a \$10,000 amendment to the budget for a feasibility study to determine whether a second floor could be added to the bathhouse and if it could be transformed into a year-round facility
 - Included several letters from members of surrounding neighborhoods testifying to the need of a community space, including a realtor who pledges \$200 toward the study and a commitment to holding client events in the space.
 - Mentioned Carderock pool, whose members voted for and built a community space on the premises
 - Included 18 proxies from the following members whose view she represents: Kenneth Burchell, Kathleen Carrington, Candice Charlton, Daniel J Connors Jr, Diane L. Ty, Anne Cynamon, Stacey Dussault, Donna Fehrmann, Kimberly Frank, Doran Flowers, Christine Hsu, Reuel Marc Gerecht, Diane Zeleny, Stephanie Gold, Laurie Minerbi, William Parsons, Deborah Schlossberg, Patrice Sullivan, Stephanie Werner, Nellie Wild.
 - Mentioned the benefit of having a space that overlooks the Potomac River

Member Concerns/Suggestions

- There was discussion about a failed similar proposal conducted in 2011
- There was concern about where the money to fund this construction would be found.
- A member mentioned that there is concern among Carderock members about the cost of maintaining and heating their community space.
- There was concern about whether building and renting out this proposed community space would enable Mohican to stay within the parameters of the the zoning special exception that it currently holds, which enables it to operate as a community pool in a residential area
- There was discussion as to which step needs to be taken first, a feasibility study conducted by an architect or an inquiry into the county zoning laws to see if the current special exemption would be valid, or if a new one will be needed.
- There was more discussion as to the importance of consulting the membership to ask whether they think there is a need for a year-round facility at Mohican.
- A member asked if scaffolding has been erected at the level where the proposed second floor's windows would be, in order to confirm whether or not there would be a Potomac River view.
- Rick explained that before the current pool was rebuilt, meetings with the membership were held over the course of one year, in order for the board to receive input to determine what the members wanted.
- ***It was determined that the Board would allocate up to \$1,000 from the 2018 budget to consult with our zoning attorney to determine the pool's limitations AND that a committee will be formed to determine whether the membership would like to pursue the issue of making Mohican a year-round facility.***

Meeting adjourned at 6:38pm.

Mohican Swimming Pool Association
Annual Budget Meeting Remarks – By Lisa Owen
November 17, 2018

Good afternoon, everyone, thank you for being here today and for being an active voice and participant in our community.

My name is Lisa Owen. I have the pleasure of serving as Vice-President of Pool, and being a member since 2007. I reside in Glen Echo Heights and currently serve on our neighborhood association's Boards, as well as being a member of the Board of Little Falls Village, that serves our senior community. I mention the hats I wear because it has afforded me a very special vantage point of our community that many do not get to experience.

As you know, Mohican Pool was established in 1958. Over the course of the last sixty years, Mohican has cautiously and thoughtfully evolved into a five-month community. I stand before you today to express my belief, and the belief of many others, that we are ready to become a year-round community.

Today we are approving operational and capital improvement project budget allocations. What I am proposing here today falls into a grey area; not the former, but rather a necessary step towards the latter. Therefore, I am proposing an amendment to the budget to put forth an allocation of ten thousand dollars to conduct a feasibility study of the existing bathhouse for future expansion.

Now you might be thinking, didn't we already try to do that? And the short answer is yes. The proposal to create a second-level, year-round facility failed in 2011. (I was not a member of that board). Without boring you with all the process details of how we came to the design we have today, I can say with certainty that the proposal voted on in 2011 that included a year-round facility above the existing bathhouse did not get presented in tandem with a projected profit/loss sheet; no one made the case that it could be a fruitful, revenue generating facility (I can); and it did not reflect the will of the community nor did it actively seek their support.

To my last point, today is a new day... we have community interest and support. I enter into the record, a letter written by Damian Whitham, President of the Glen Echo Heights Citizens' Association (see attachment) in support of the feasibility study matched with a financial pledge should initiative move forward.

Harry Pfohl, a long-time resident of Glen Echo Heights and tireless community organizer says, "There are insufficient places for people to gather and meet in our community and I would support a feasibility study to explore the creation of such a space".

Larry Ondrejko, Clubhouse Facilities Manager at Carderock Swim and Tennis Club remarked that, "it would be an enhancement to the Mohican community".

To my point about generating revenue, I enter the sentiments of Molly Peter, Principal, Compass Realty, "it would be a wonderful revenue source as an event venue as they are hard to come by in this area. I would commit to holding client events in the new space".

So...it has been seven years since that vote, and I guess you could say that many of us have an itch for exploring change.

Whether this board or a board ten years from now wants to see this project to fruition, this feasibility study is the very first step in the process. The process includes zoning attorneys to tell us whether or not this would be a minor or major revision to our special exception; and concurrently, architects need to tell us how much.

I am not the first person to ever wonder or imagine a year-round facility, and I certainly will not be the last. So I ask you, if you would rather be sitting in a budget meeting overlooking the Potomac River and getting the last sun of the day, then vote for this amendment...If you are interested in moving towards a revenue generating facility beyond your dues, then consider this amendment.....if you have concerns with overcrowding and lousy food options, I need your support...and finally, if you believe more than ever before that communities must be coming together in a more intentional way, I ask you to join me and many others in this initiative.

Pursuant to Article VII, section 4c of the by-laws, I vote not only for myself, but as the proxy to seventeen other voting members of the Mohican Swimming Pool Association, they are as follows (listed alphabetically):

Ken & Lisa Burchell, Kathleen Carrington, Candice and Dave Charlton, Diane and Dan Connors, Ann and Shep Cynamon, Stacey Dussault, Donna Fehrmann, Kimberly Frank,, Doran Flowers, Reuel Gerech and Diane Zeleny, Stephanie Gold, Laurie Minerbi, William Parsons, Deborah Schlossberg, Patrice Sullivan, Stephanie Werner, Nellie Wild (**non-voting members who would like to add their names in support include: Purcie and Patrick Nickerson, Rob and Stephanie Babcock, Shannon Garner)

I make a motion to call for a vote on my amendment to the annual budget.