

Rancho Santa Teresa Swim & Racquet Club 286

Sorrento Way, San Jose, CA 95119

Phone (408) 227-5758 * Fax (408) 225-6325



November 2016 Minutes
Rancho Santa Teresa Swim and Racquet Club
Board of Directors Meeting
Monday, November 14, 2016

Board Members Present: Dirk Seidel (President), Vic Haddad (Treasurer), Christine Francis (Secretary), Norm Collier, Lars Samson, Jack Winchester, and John O'Byrne

Board Members Absent: None

Staff present: Alana Martinez, Luke Brown

Guests Present: Mariko Orr, Millie Coleman, Trevor Scott, and Dawn Rockhill

Call to order: Dirk calls the meeting to order at 7:00 pm

Review October board meeting minutes.

Motion: Lars moves to approve October minutes as amended, Norm seconds. Passed unanimously.

Town Hall:

Mariko Orr introduces herself to the Board, and shares her idea to rent the Hall for free to use for a "Sotai" workshop operated by an outside instructor. Most of the attendees for this therapy are Japanese-speaking non-members. She is looking at a small group of 8-10 people, and would like to have get-togethers every other month from 10:30 am-4:00 pm. Discussion follows.

Dawn Rockhill introduces herself to the board, she has a youth group with a brand new church just establishing itself in the area called South Ridge Church that is looking for a place to meet 7:00-8:00 pm one weekday a week for free. Ages 12 and up can come and talk with trusted adults about things going on in their lives, and have a Bible Study. She is working with Millie Coleman, the neighborhood resident sponsoring the Youth Community. Discussion follows. Millie also asked about the welcome committee, she misses it and offers her assistance. They also are looking for a meeting place for their Boy Scout Troup.

Trevor Scott introduces himself and talks about the tennis courts. He has noticed there are not a lot of community members playing tennis out there on the courts. He sees the lessons going on, but doesn't recognize the people on the court. He would like to see many people

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out there from the community. He believes if members were given a chance to have the courts, it would be a pretty good time.

Staff Report:

Alana presents her report. She has been processing membership dues. Numerous past due accounts have been making their way in. She has heard back from 39 people out of 98 delinquent notices. Alana would like to have a new homeowner welcome committee after the pool is finished with the construction, in March. The office will be closed on Thanksgiving and the day after Thanksgiving.

Luke Brown gives his report; his biggest concern is communication with the Board. He would like us to give him items to do possibly in a Google docs account or by email. He has been very busy around the club with maintenance. He is now AFO Certified (Aquatic Facility Operator). There is a big tree on the corner of the property that is dying and needs removal. Luke will do some research on this tree and see if we need permits to remove it. Luke has some vents above the refrigerator and freezer in the kitchen he will be replacing. He will be working with Ron Murray on moving the temperature controls to a more accessible location for the Hall. Discussion Follows. Luke runs through the rest of his list of items he will be working on this coming month. Luke is looking into a chemical feed controller for the wading pool. He would like an auto-fill system for the spa since it is being re done anyway. It is agreed this matter will be looked into.

Directors Reports:

Dirk: There were about 10 people here for movie night; there will be another movie in December. Dirk mentions a dues increase will be necessary after looking at our expenses. He will be looking into the price of other Cabana clubs to come up with a benchmark. Dirk presents his findings regarding Non-member income cap, he was able to get detailed answers regarding Rancho Santa Teresa's tax-exempt status. Discussion follows. Dirk presents his service partners update that analyzes our current activities being run out of the facility: Yoga, Aqua Aerobics, NorCal Tennis, and Stingrays. He would like to streamline the system so there is a standard way of operating these fees.

Treasurer's Report: Vic presents the October Balance Sheet, then the P&L Summary Budget vs. Actual. Vic gives a look at the Trower Reports expenses coming up in the next few years. Discussion follows.

John; Nothing

Norm: Nothing

Christine: Nothing

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Jack: Nothing

Lars: Oktoberfest, should we book it for next year? He will not be on the planning committee this next year, but will be happy to turn over his folder full of information to the person who can do it. Discussion follows. It is decided that it will be put on the calendar for next year, but one weekend later so it is easier to buy Oktoberfest beer for the event. Dirk will work with Alana on the date.

Open/ Old Business

Jae Cecellio and Linda Stahl are planning this year's Christmas party currently; they are working with Alana on details.

Pool re-plastering is discussed. Jack, Norm and Dirk have been going over bids, as well as permit requirements and necessary changes to our pool steps, and hand railing. Norm and Dirk have looked extensively into this matter and have come up with their recommendation of Burkett out of all bids presented. Discussion Follows.

Motion: Dirk makes a motion to approve the Burkett bid at approximately \$103,000 to replaster the Adult Pool, Main Pool, and Spa. Lars seconds. Passed unanimously.

ASAP and our severely past due member: our collections options available are presented by Dirk. Discussion follows.

Motion: Dirk makes a motion to initiate foreclosure on the house in question. Norm seconds. Passed by majority.

New Business:

Tennis courts are discussed; there is a new reservation system online that people can use to mark their spot on the court. There will be a link on the website for members to go to, Dirk has already spoken to Jennifer Fusillero about putting the link on the website.

NorCal Tennis is discussed. They use the courts Monday, Wednesday, and Thursday 4-8 pm. John and Dirk share their research results regarding tennis court usage and local tennis court availability and going rate. Discussion follows. NorCal tennis wants to add another day to their usage, bringing it up to four days a week. Discussion follows.

Motion: Dirk makes a motion to raise NorCal Tennis fees from a flat fee of \$340.00 per month, to \$1,162.00 a month (\$12 per hour per court based on three days a week.) John seconds the motion. Passed unanimously.

Mariko Orr's request is discussed. This does not seem like a good fit for the club.

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The matter of the welcome committee is discussed, the pool will be presentable before construction begins, and then again after March 2017. Alana will look at her options.

Dawn Rockhill's request is discussed. The idea is declined, it is not a good fit for the club.

Christine has to leave the meeting at 9:30 pm, Alana resumes minutes in Christine's absence.

Meeting adjourned 9:35 pm

The next Board Meeting: December 12, 2016.

Respectfully Submitted By: Christine Francis, Board Secretary.

Date: _____