

Rancho Santa Teresa Swim & Racquet Club 286
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Spring Meeting 2018 Minutes
Rancho Santa Teresa Swim and Racquet Club
Board of Directors Spring Meeting
Sunday March 25, 2018

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

Board Members Absent: None

Staff present: None

Call to order: Dirk calls the meeting to order at 7:01 pm

President's Message:

Dirk welcomes the residents that have joined us, and runs us through the agenda. The Board goes around the table introducing themselves. The five attendees also introduce themselves.

Dirk updates the members on the season opening schedule, then walks us through the 2018 season activities to look forward to as well as our extensive list of year round activities offered through Rancho Santa Teresa. Next, Dirk talks about this season's staff working for Rancho Santa Teresa.

Treasurer Presentation:

Vic gives a financial over view beginning with bank balances. Vic looks at the 2017 Financial Results, explaining the Operating Income, and then the Operating Expense. We are operating conservatively, under budget, the numbers show us coming in strong over the past year. We earned \$22k over budgeted income. We are over in expenses as well, mostly due to PG& E, and Water costs.

Question: Why don't we just buy solar panels and switch to solar power to save money in the long run?

Answer: We have done lots of research on the matter and will be discussing it later in the meeting.

Next, Vic looks at 2017 Preliminary Results vs. 2018 Budget, explaining various budget lines. The Reserve Study Budget is shown and explained. Minimum wage is a huge factor in

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calculating Gross Payroll, up substantially from last year due to another minimum wage increase since last year. We are now at \$13.50 for minimum wage.

Question: A member came for a funeral two weeks ago, and there were locked cabinets they couldn't access, and he looked around for a phone number to call for help. He couldn't find one. He would like to have a way to get help from an employee.

Answer: There are numbers posted around the facility to contact security, and there should be phone numbers posted in the office. The day he is referring to, the office was being redecorated, and was temporarily in the Recreation Room, he was looking in the office for Alana and she was in the Rec room. The office is back to normal and should be easier to find moving forward.

Vic continues the 2017 Preliminary Results vs. 2018 Budget. Energy keeps going up, so the budget has increased that line by 10%. This 2018 year has us operating at net 0. The year 2017 had us operating at a surplus.

Reserve study is explained looking forward 2017-2021. 2019 will be a big year with cost estimated at \$65k.

Cost saving measures include, additional sources of income, such as maintaining our tennis program and our swim teams, maintain our seasonal guest pass program.

Another change we are looking forward to having made is an easy access ramp for the front entrance. The plans are shared with the members.

Town Hall Question and Answers

Question: When we look at our energy cost and savings, why don't we just move to solar?

Answer: We are a corporation, without an APN number, so we don't qualify for a loan to finance such an operation. We have been looking into solar as a solution for years, and we have a few options, but the cost exceeds \$20k, and we need to have a member vote. The south facing roof of the Clubhouse is ideal for solar panels, but its not large enough to hold all of the panels we would need to supply all of the power required. Other locations to add panels are discussed, including shade structures by the adult pool, and the parking lot. The numbers show our cost would be amortized within 7 or 8 years. Discussion follows.

Question: Where are we on the easy access ramp? Has the board approved the project? Do we have a start date?

Answer: We are in the planning stage, and the board needs to vote to approve the plan. The blueprints submitted by our engineer are shared. Discussion follows.

Question: What is the demography of the neighborhood lately? We are selling lots of houses, so who is moving in?

Answer: The majority of the people are young couples or young families.

Question: What is the purpose of the Police Substation?

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Answer: They are using it as a training facility, City Council voted no to open it up. Feel free to contact the mayor with your comments, Norm already has.

Question: There seems to be less graffiti than usually, is there something going on?

Answer: That's the luck of the draw, we are lucky right now to not have that.

Question: How is the new security system and cameras working out?

Answer: We are having fewer late night visitors. We'll see this summer how it's really working.

Question: Out of the 2018 Board Actions, are we definitely looking to do all the things on the list? Are we going to add anything to the list?

Answer: The priority is the Access Ramp for the front of the building.

The pine tree in the front of the pool by the office is leaning and is on top of the gas line, so this is the year the tree will be removed. It will be replaced by a new tree.

Member suggestion type up the facility use fees, add it to the newsletter a couple times a year so members know all the available uses for the facility. She would like to rent the hall or lounge and host a pool party, and would like the process shared in detail in the newsletter.

Adjourn 8:40 pm

Respectfully Submitted By: *Christine Francis*, Board Secretary.