

Rancho Santa Teresa Swim & Racquet Club 286
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Fall Town Hall Meeting 2017 Minutes
Rancho Santa Teresa Swim and Racquet Club
Sunday September 24, 2017

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

Board Members Absent: None

Staff Present: Alana Martinez

Call to order: Dirk called the meeting to order at 6:00 pm

Dirk verifies we have a quorum of board members. Dirk verifies with the ballot counters to begin tallying the results and that the polls will be open for the next 60 minutes.

Motion: Dirk makes a motion to approve the 2018 budget with the change submitted by Vic via email. Vic seconds. Passed by majority.

7:00 pm Dirk welcomes the 15 members in attendance and thanks them for coming. Board members introduce themselves, then the candidates introduce themselves.

New Business

Dirk gives a slide show summarizing 2017 beginning with the pool replaster process before and after photos. He gives a rundown of all the past year's activities. He talks about the reserve fund. Dirk talks about the minimum wage increases, including the projected increase in 2019 to \$15/hr. He talks about the rising costs of running the facility. He shows the history of dues increases, and explains how our requested dues increase is in line with the history of dues.

Treasurer Report

Vic begins his report with an introduction to the members explaining the budget process. Vic goes through the guest pass history including costs and passes sold. Vic explains the minimum wage increases and what it means for our club. Vic shares our Operating funds balance as well as reserve funds balances in the bank. Vic talks about operating income vs. expense explaining the variance key drivers.

Vic answers questions to clarify budget line items.

Announcement is made, it is 7:15 pm and polls close in 15 minutes.

Vic gives the budget forecast for 2018, providing details relating to income and expenses. Vic concludes by pointing out the increasing payroll and operating costs, as well as the opportunities to minimize exposures. Vic explains the new sick leave law. Vic talks strategy on maintaining income to keep the pool operating.

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The floor is open for questions.

Q; How do you come up with the reserve number?

A: We have an outside company providing recommendations for timely replacement of items and facility maintenance.

Q; For those who are delinquent, what happens to them?

A: The board established a process that involves a warning, past due notices, lein the house, lastly, the process ends in foreclosure of the property.

Q: Can we process dues payments by credit card?

A: Not by credit card, we are check driven right now due to credit card fees.

7:30 pm the polls are officially closed for counting.

Q: Regarding the Trower Report, is there a way to build in building accessibility into the reserve study?

A: That is a good idea, and since we are beginning with a new company this year, we may do that with them. Access to the building is discussed.

Q: What will it take to become ADA compliant?

A: We need to do the upgrades in phases, as we can not afford to do everything all at once. We will begin by getting a legal opinion. Discussion follows.

Q: Are we seeing more renters, or homeowners here these days? She has noticed more police driving around lately, is something amiss?

A: We do not have statistics on who is living in the area, only who is past due. We had Sergio Jeminiz show up at a board meeting over the summer and he told us the police are establishing a presence in the area. There are more police in the area and the academy is open and doing training.

Dirk revisits the budget slides showing items coming due in the next six years in the reserve study. Discussion follows.

Dirk brings up the solar idea for the pool and talks about it for 10 minutes. Discussion follows.

Q: Can the numbers on the presentation be larger for next year's presentation?

A: Yes

Q: How many people can live in a house in the neighborhood?

A: Two people per bedroom plus one additional. So for a four-bedroom house, the limit is 9, and this is City code.

Q: Will we have any more businesses moving into the area?

A: That is beyond the control of the Rancho Board.

Q: How much money does the club make from rentals including Stingrays, tennis, hall rentals?

A: We do not have a number offhand, but will look it up.

Election results are read

Norm Collier 128 votes 2 term

Dirk Seidel 135 votes 2 terms

John O'Byrne 123 votes 2 term

Michael Kirtland 97 1 term

Angie Cardoza 90 votes

Adrian Collen 77 votes

150 votes were required to make a quorum, and there were 180 votes accepted today.

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140 yes to raise dues, passes with quorum of 78% votes. January 2018 will be the first term for \$400 per year dues.

The meeting is adjourned at 8:15pm

Respectfully submitted by: _____
Rancho Santa Teresa Swim and Racquet Club Board Secretary

On: _____