

Southdown Country Club
General Membership Meeting
5 March 2018

Meeting Minutes

Meeting Called to order at 7:00 pm.

Board Members Present: Jay Brinson, Jennifer Cheyne, Loren Hall, Taylor Casey, Jeff Macalus

14 Member Families present.

1) President's Report

Pool Management: Jay Brinson provided a re-cap of the 2017 season and potential changes for the 2018 season. There was discussion about the performance of the DRD management and whether or not the pool should have renewed their contract for the season. The Board felt that DRD had been responsive to member complaints and that the current contract gave the board sufficient recourse if they are not meeting expectations. There is an understanding that management will be changing this year.

New Website and Member Management Software: Last year, the board decided to transition to the Member Splash software platform. The membership cards will be discontinued. Members can pay pool fees and purchase guest passes through the site. The Board decided to pass PayPal transaction fees onto members who choose to pay via credit card. Members will be identified via the app, and the Board has authorized the purchase of a Chromebook and WiFi hot spot so Pool Management can access the site.

Capital Improvements: Next year is the Pool's 50th anniversary, and the pool and associated pumps and plumbing are original. The Board recommends the development of a multi-year capital improvement plan, encompassing replacing the pool deck within the next 7-10 years (approx. 200-300K), and possibly expanding the pool and replacing the associated plumbing.

Current Year Improvements: Loren Hall researched new lounge chairs for the pool. The Board has authorized purchase of 10 – 12 new chairs at a cost of approximately \$260/chair, and will gradually phase out the old furniture. New umbrellas have already been purchased.

Membership update: There are currently 144 members of the Pool, with 122 families fully bonded. Attrition last year was approximately 22 families, with 8 outstanding bond refunds. Average usage rates of the pool (provided by DRD and required by law) show that the pool rarely meets capacity.

2) Treasurer's report

The Pool is in good financial shape, with \$6508 of net income from last year. The approved 2018 budget is attached for reference.

3) Proposed By-Law Changes

Article IV, Section 2: This bylaw change was withdrawn. Members present felt the by-law change was unclear as to definition of "family member" and were that the proposed change as written would exclude couples co-habiting but unmarried. Discussion about different membership levels/packages will be discussed at future board meetings.

Article IV, Section 4: This bylaw change was amended to increase the membership cap to 175 families. It passed unanimously.

4) Call for Volunteers

Volunteers are needed for one open board position, and several other roles, including social activities, facilities committee, swim team liaison, and snack shack supply.

5) Meeting adjourned.

Southdown Country Club
2018 Operating Budget

	2017 Budget	2017 Actual	%	2018 Budget	2018 Actual
<u>INCOME</u>					
Member Dues	\$65,000	\$69,889.00	108%	\$71,000.00	
Service Fees	\$2,500	\$0.00	0%	\$2,000.00	
Other					
Guest Fees	\$3,000	\$3,638.00	121%	\$3,000.00	
Parties (all)	\$250	\$400.00	160%	\$400.00	
Other Charges for Pool Usage	\$50		0%	\$0.00	
Swim Lessons	\$0	\$5,398.00		\$5,398.00	
Social/Fund Raising Events	\$1,200	\$80.00	7%	\$100.00	
Snack Shack Income	\$3,000	\$414.00	14%	\$3,000.00	
Total Other	\$7,500	\$9,930.00	132%	\$11,898.00	
TOTAL INCOME	\$75,000	\$79,819	106%	\$84,898.00	
<u>EXPENSES</u>					
Maintenance & Labor					
Annual Pool Contract	\$42,285	\$42,735.00	101%	\$44,700.00	
Life Guard Performance Bonus					
Swim Lesson Instructors	\$0	\$3,158.00		\$3,158.00	
Repairs & Supplies (DRD)	\$0	\$99.00		\$500.00	\$495.00
Pool Repairs not by DRD	\$3,500	\$2,215.00	63%	\$2,000.00	
Lawn Maintenance/Landscaping	\$2,500	\$3,635.00	145%	\$3,700.00	
Aquatic Lift & Defibrillator	\$400		0%	\$400.00	
Total Maintenance	\$48,685	\$51,842	106%	\$54,458.00	\$495.00
Utilities					
Electric	\$3,000	\$4,601.00	153%	\$4,600.00	
Water	\$750		0%	\$750.00	
Phone & WiFi	\$400	\$527.00	132%	\$650.00	
Total Utilities	\$4,150	\$5,128	124%	\$6,000.00	\$0.00
Taxes					
Front Footage Assessment	\$450	\$1,141.00	254%	\$1,150.00	
Property	\$3,500	\$4,086.00	117%	\$4,086.00	
Personal Property	\$300		0%	\$300.00	
AA County Permit Fee	\$350		0%	\$350.00	

Southdown Country Club
2018 Operating Budget

	2017	2017		2018	2018
	Budget	Actual	%	Budget	Actual
Total Taxes	\$4,600	\$5,227.00	114%	\$5,886.00	
Insurance	\$4,700	\$4,920.00	105%	\$4,900.00	
Miscellaneous					
Bank Fee	\$0	\$16.00		\$0.00	
Pool Supplies/Operations	\$2,500	\$1,999.00	80%	\$2,000.00	
Office Supplies	\$350	\$46.00	13%	\$50.00	
Web Site Maintenance	\$500	\$354.00	71%	\$400.00	
Pool Management Software	\$0	\$500.00	0%	\$2,000.00	\$ 2,000.00
Safety Deposit box fee	\$40	\$0.00	0%	\$0.00	
Post Office box fee	\$60	\$32.00	53%	\$95.00	
Beautification expense	\$200		0%	\$0.00	
Paypal fees	\$0	\$1,896.00		\$2,000.00	
Fundraising & ST Pmt	\$600		0%	\$0.00	
Snack Shack & ST Pmt	\$1,500		0%	\$0.00	
Membership Cards	\$750	\$1,056.00	141%	\$0.00	
Laptop Computer	\$0	\$0.00		\$400.00	
Adult Party	\$0	\$295.00		\$0.00	
Marketing Materials & Punch cards				\$200.00	
Pool Furniture				\$4,000.00	\$ 551.00
Total Miscellaneous	\$6,500	\$6,194	95%	\$11,145.00	\$ 2,551.00
TOTAL EXPENSES	\$68,635	\$73,311	94%	\$82,389.00	\$ 3,046.00
NET INCOME	\$6,365	\$6,508	13%	\$2,509.00	\$ (3,046.00)