# MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF

**CEDARS CREEK SWIM AND RAQUET CLUB**

A regular meeting of the Board of Directors (the “Board”) of Cedars Creek Swim and Racquet Club (“CCSRC”) was held in-person on Sunday, October 16, 2022, at 7:00 pm Eastern Time, subsequent to a notice properly given.

The following members of the Board were present:

Jonathan McCright

Richard Thomas

Mary Borneman

Jill Dermyer

Sandie Wold

Bob Sill

Mike Wsol

Ron Larkin (7:40 pm)

Committee Member – Niyeda Suliveres

With a quorum present and in the absence of the President, First Vice President Mike Wsol called the meeting to order at 7:14 pm Eastern Time.

**Meeting Minutes**

Mary Borneman confirmed that all Board members had received a copy of the prior meeting minutes for review and asked if there were any corrections or edits. Receiving no questions or comments and upon a motion duly made, seconded and unanimously carried, the Board agreed to ratify the Meeting Minutes dated September 25, 2022.

**Old Business**

**Committee Reports**

Treasurer/Finance

Bob Sill reported that there is $31K in the bank and all the bills are paid. This is a little lighter than normal given the special bathroom renovation project. Discussion was had around the idea of establishing a goal of one year of operating expenses in the account at all times.

Grounds

Jonathan McCright updated the Board that all scheduled grounds maintenance was underway and the irrigation had been updated. Mr. McCright commented that he would send out an email to notify members not to walk on the grounds. Mr. McCright further reported that he was creating a list of tasks to be completed at the work day on November 5th. Discussion was had around assessing some possibly dead trees and evaluation a cost/risk analysis for handling them.

Pool

Richard Thomas reported that closure of the pool was complete, though it still had chlorinated water circulating which has to occur until the temperature drops. Have not purchased the chairs and umbrellas as previously discussed but still plans to do so.

Mr. Thomas reported that a vendor had been identified for the coping and we would sign the contract and provide a $5K deposit to secure dates and pricing. Project will be completed in March timeframe and balance will be due at that time.

Mr. Thomas asked Mr. Sill to look at water bill to see how much it will cost to fill 100K gallons.

As previously reported, Mr. Thomas confirmed that Swim Atlanta had raised their rates by about $9K. Bidding went out but first one back is still $20K higher than Swim Atlanta. Quick calculation that a $9K increase in pool management company would be about a $78 annual increase in member dues to cover.

Tennis

Mike Wsol reported that the tennis courts don’t look so great. Efforts were made to clean up after the last windstorm but resurfacing is needed due to leaves. They also want to add a pickleball (essentially no cost as it’s just painting). Resurfacing is estimated to cost about $7K but to do it right, should spend $10K and get all issues fixed. Mr. Wsol shared that this is a project that should be done in the spring. Ron Larkin commented that the risks of not maintaining the courts is possible loss of league participation. Ladies USTA team playing on the courts in the winter.

Membership Committee

Sandie Wold reported that there is nothing really happening right now. There was conversation about getting a final directory.

Adult Social

Jill Dermyer reported that on the Adult Social committee, there isn’t anything really going on. Ms. Dermyer shared that she would really like to form a committee so they can do a Bingo night and perhaps a holiday progressive dinner. Niyeda Suliveres reported that the Youth Committee had decided to forego a Halloween activity given the neighborhood activities already happening.

**Website**

Ms. Dermyer reported that she has done all she can do to transfer the domains to have the new website go live. Discussion was had around logistics related to SquareSpace and GoDaddy. It was decided that Ms. Dermyer would provide Mr. Larkin access so he could transfer the domain as need be. All Board members commented that they would like to have access to familiarize themselves with the new site. Ms. Dermyer asked Board members to send pictures for the site.

**General Meeting of Membership**

The Board confirmed that the meeting would proceed as scheduled for November 5 at 2:00 pm. According to the Bylaws, the Secretary would send out all proposed bylaw amendments to members by October 22nd, member proposed agenda items would need to be provided by October 29th. The Board wants to hold a prep session; Ms. Borneman will send out a Doodle poll.

**Youth Social Chair**

The Board agreed that no further discussion was needed regarding this role. The proposal will be up for member vote as a bylaw change on November 5th.

**New Business**

Member Poll

Mr. McCright and Ms. Wold (along with other Board members) suggested we consider a poll of membership to determine their priorities for the facilities as well as their willingness to fund as a special project fund if needed.

SAYOR

The Board continued discussion of the concept of Swim at your own risk and the many factors to be considered. No decisions were made but continued commitment to explore the possibility.

Budget for 2023

Given the competing facility needs and pool management company costs, the Board opened a discussion about the possibility of proposing an increase in annual membership dues or perhaps a one -time capital projects assessment. Too little time was available to delve deeper into the topic. Mr. Sill stated that he would get a 2023 budget out for consideration.

**Adjournment**

With no further business before the Board and upon a motion duly made, seconded and unanimously approved, the President adjourned the meeting at 9:41 pm.