# MINUTES OF THE ANNUAL FALL MEETING OF THE GENERAL MEMBERSHIP OF THE

**CEDAR CREEK SWIM AND RACQUET CLUB**

A properly scheduled fall meeting of the general membership of the Cedar Creek Swim and Racquet Club (“CCSRC”) was held in-person on **Saturday, November 5, 2022**, at 2:00 pm Eastern Time, subsequent to a notice properly given. The meeting was lead by the CCSRC Board of Directors.

The following members of the Board were present:

Ron Larkin, Chairman

Mary Borneman, Secretary

Jill Dermyer

Jonathan McCright

Richard Thomas

Sandie Wold

Mike Wsol

Committee Member – Niyeda Suliveres

General member attendees are in the attached addendum of sign in sheets.

With a quorum of both Board and equity members present, Ron Larkin, President of the Board of Directors, called the meeting to order at 2:07 pm Eastern Time.

**Welcome/Introductions**

Mr. Larkin welcomed the membership and introduced the Board and Standing Committee Chairpersons to the membership.

**Meeting Minutes**

Mary Borneman, Secretary, 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 October 16, 2022.

Ms. Borneman commented that she had not yet had a chance to review and get past minutes current but will do so. In the meantime, the recent approved meeting minutes would be subsequently posted to website. The others will follow.

**Old Business**

**Committee Reports of Recent Activity**

Tennis

Mike Wsol reported that we are excited to add a pickleball court when the courts are resurfaced. The three tennis courts will remain but lines will be added to indicate a standard pickleball court. Following a question from membership, Mr. Wsol confirmed that it will be reserved as tennis court for now in the current system.

Mr. Larkin added that some coaches had reached out about a summer season. Following a question from a member, Mr. Larkin said ideally it would be both a youth and adult opportunity.

Pool

Rich Thomas reported a successful summer pool season. There was one week of down time due to water quality as a result of sand filters but otherwise went smoothly. CCSRC had a great swim team that placed in top 20. The facility bathrooms were upgraded and the Board plans to buy some new furniture for next year.

Secretary

Mary Borneman stated nothing to report beyond working on communication with membership and ensuring everyone is aware of meetings, etc.

Grounds

Jonathan McCright reported that the facility grounds are in good shape and we’ve improved the irrigation system. The seed has been laid and started working on winter projects including getting shrubbery and trees ready for spring. He is currently looking at some future tasks including tree work and removing some dead or possibly dead trees on the property.

Membership

Sandie Wold reported that there are currently 100 equity members and about 20 guest members. Ms. Wold added that she had lead the bathroom upgrade as a membership improvement and opportunity to drive membership and looks forward to making other improvements.

Social

Jill Dermyer shared that in general, we are trying to increase the number of activities and engagement during the year. She came on when pool season was opening so the summer calendar included a back-to-school party hosted by the Vega family and then a Labor Day weekend of activities. She bought some new activities for the club. She really needs committee members to do events; it really is more than a one-person job.

Youth Social

Niyeda Suliveres shared that she is working on some fall kid events. She is looking forward to having more events centered around the youth of the community.

At this point, Mr. Larkin asked if the Swim Team head had anything to report. No report was needed.

**Budget Discussion**

In the absence of Bob Sill, Treasurer/Finance, Mr. Larkin reported that there was about $27K to $31K in the bank while typically there is about $50K in reserve at this time of year. Mr. Larkin reported that activity in 2022 included the bathrooms, which had an initial target of $7K but ended up costing almost $30K.

A member asked how much the CCSRC has in reserve. Mr. Larkin responded that there is no separate reserve account, just the remaining balance of the accounts. Same member asked about why the budget was not shared in advance, and does not believe they can approve without having time to review and consider. Ms. Borneman stated that she did not do so and sent it out at the point in the meeting to the email mailing list with her apologies. The members requested an opportunity to review before approving. No 2023 budget was approved at the meeting.

In 2023, the Board is looking projects including pool coping, at a cost of about $20K, and resurfacing the tennis courts, at a cost of about $13K.

Ms. Wold shared that she had sent out a poll about member interests and had sent out those poll results to everyone. A few copies of the results were available in hardcopy at the meeting and were circulated. A member commented that it would be helpful to know what the costs of different items were to really prioritize as that would factor into his view of the options.

**Election of 2023 Board of Directors**

Mr. Larkin shared that for personal reasons he would be stepping down as president of the CCSRC Board of Directors as of the end of his term, December 31, 2022. Appreciation and thanks were offered by all for his years of service.

Previously announced nominees were Jonathan McCright and Sandie Wold. Each candidate had previously provided bios and answered a candidate questionnaire for membership. They each had an opportunity to speak to membership for a few moments and respond to each other.

It was suggested that vote be by ballot. Following the suggestion, there was a great deal of discussion around who was allowed to vote per the bylaws which lead to a debate about all the suggested changes to the bylaws. Additional comments from Board members was the concept of voting by proxy. At this point, there are no formal notes of comments, etc. and it is not a clear record of the order in which events took place.

The submitted ballots did not total the number of members signed into the meeting. Mr. Larkin called for a roll call of votes. Following that roll call, Ms. Sandie Wold was the elected the next president of the CCSRC, effective January 1, 2023. For the record, Ms. Wold was elected whether you counted guest votes or just counted equity votes[[1]](#footnote-1).

**New Business**

Suggested Bylaw Changes as proposed by Members

Somewhere amid the voting for president and tallying of said votes, a motion was made by a member to postpone voting on the bylaws given the number of changes and wanting time to review and/or understand the suggested revisions. The motion was seconded.

A counter motion was made suggesting postponing all proposed revisions to the bylaws with the exception of the proposal to allow voting virtually/online voting. The motion was seconded. By a show of hands, members voted for the first proposal so the motion was accepted to postpone voting on all the bylaw amendments.

Swim at Your Own Risk (SAYOR)

While no motions were made, much discussion was had around the idea of implementing SAYOR at the pool. Ms. Wold has collected estimates around the various aspects and those can be made available.

The Board reminded members that they can attend Board meetings, the next one will be November 13th at 7 pm at the pavilion.

**Adjournment**

Given the time, a motion was made to adjourn the meeting, it was seconded and carried by a majority of attendees. Mr. Larkin adjourned the meeting at 4:23 pm Eastern Time.

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Mary C. Borneman, Secretary

# 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 Raquet Club (“CCSRC”) was held in-person on **Sunday, November 13, 2022**, at 7:00 pm Eastern Time, subsequent to a notice properly given.

The following members of the Board were present:

Ron Larkin (President)

Jonathan McCright

Richard Thomas

Sandie Wold

Mike Wsol

Niyeda Suliveres (Committee Member)

Mary Borneman (absent, sat in by phone)

General club members were also present.

With a quorum present, Mr. Larkin called the meeting to order.

**Meeting Minutes**

There were no minutes to approve at this meeting.

Please note that no motions were made or approved at this meeting of the Board.

Below are notes captured around the two main topics of discussion: pool coping/tennis court resurfacing and SAYOR.

**Meeting Notes**

Pool Coping/Tennis Court Resurfacing

The Board discussed two current projects that need funding: pool coping and the resurfacing of tennis courts. Given the state of the 2023 proposed budget, the Board generally agrees that both of these projects, if either, cannot be completed in 2023. The need for a decision on the pool coping is immediate due to the need to start the work early in the year so it is complete before swim season.

One member of the Board believes the pool coping must be done immediately as it presents a safety/injury risk to members. No other Board members commented on this discussion point.

Funding options were discussed including raising annual membership dues, fundraising or taking out a loan or line of credit. Ms. Wold stated that she did not want to begin her presidency raising membership dues AND incurring debt with a loan. A proposal was made to get another coping quote; this was supported with a deadline of one week to ensure time to consider and act on securing the repair. In the meantime, it was proposed by a member that we consider a SAYOR option to lower operating costs going forward.

As a general concept, the Board all agreed that it is likely we will need to raise membership dues to fund ongoing operating costs and fund capital projects going forward. While different amounts were discussed, no decision was made.

SAYOR

For the discussion, Ms. Wold referred to the document emailed out to membership earlier with various pool management options for 2023 (attached to these minutes).

Board members and general membership discussed cameras, locks, age limits, possible risks and logistics, such as water testing.

The general viewpoint seemed to be that part-time SAYOR was most viable as an option but many concerns and questions remained.

It was agreed that more research would be done and finding presented at the December Board meeting. The point was made that a budget cannot be confirmed/approved until these decisions are made and all agreed to make them at the December Board meeting. It was also agreed that the Board would poll membership and we would go with the majority of what membership wants on these issues. It was also stated that the current Swim Atlanta bid expires December 31, 2022 which makes this decision a priority as well.

Mr. Thomas stated for the record that he would resign from the Board if any SAYOR option is implemented.

**New Business**

There was no new business brought before the Board.

Upon completion of these discussions, the meeting was adjourned.

1. Please note that discussion was had regarding the possible inclusion of proxy votes that Mr. Larkin and Mr. Thomas had collected; however, the Board did not include the votes given that not all voting members were given the option to submit proxy votes. To note further, even if proxy votes had been included, Ms. Wold would still have won the election. [↑](#footnote-ref-1)