

SUNDANCE TENNIS AND SWIM CLUB
BOARD MEETING
October 18, 2016
Old Wilson Schoolhouse, 5655 Main Street, Wilson, WY 83014

Minutes

1. Call to Order

Jim Facer called the meeting to order at 10:10 AM.

2. Determination of Quorum

There was 93 members present in person or by proxy. A quorum was not obtained, as a quorum is a majority of members. There are currently 210 members.

There were 5 board members present. Since there was a quorum of board members, a board meeting was held. The board members that were present were:

Jim Facer
Chuck Kusek
Ian Edwards
Rachel Walls
Clary Olmstead- by phone

Also present were Tina Korpi and Julie Hamby with GTPM and Tony Niro, Sundance pool manager.

Please see the sign in sheet for the members that were present.

3. General Reports

a. Financial Report

a. 15/16 YTD Financial Review

Julie stated that the Sundance fiscal year is October 1 through September 30. Julie reviewed the 2015-2016 actuals line by line. The income was \$306,935.00. The expenses were \$202,482. There were \$76,847.00 in maintenance reserve expenses for the boiler replacement and conversion to propane. The net income for 2015-2016 was \$27,607.00. Currently, there is \$58,664.94 in the operating account and \$73,487.81 in the maintenance reserve account.

One of the members present asked if the board had considered a surcharge based on the number of renters a unit has use the pool. A \$1 per day per renter surcharge was suggested. Jim commented that it was beneficial for the owners to have the club facilities for renters to use. Chuck stated that historically that membership in the club had allowed renters staying in the units of members to use the pool. Additionally, any membership fee structure change, such as a surcharge for renters, would require a by-law change.

Another member present asked about the previous dues increases. Jim stated that there was not enough reserves to replace the infrastructure, and that for the first 30 years, the dues had only

increased slightly. Chuck commented that when the board completed a capital expense plan in 2014, they realized the club was behind in the amount needed in reserves.

b. 16/17 Budget Presentation and Approval

Julie reviewed the 2016-2017 proposed budget. The budget proposes increases in laundry service, licenses and permits, pool labor, payroll taxes, landscaping, bank charges, postage, sales tax, and storage locker. The proposed budget proposes a decrease in the fuel cost due to the conversion to propane. There is not a proposed dues increase at this time. The board discussed the proposed budget. Ian made a motion to approve the 2016-2017 proposed budget as presented. Chuck seconded the motion. The vote was all in favor.

b. Managers' Report

Tony gave the manager's report. The report is as follows:

*This was another successful year at the Pool. **Thank you** for all your help, Grand Teton Property Management, The Board and our Pool employees.
Attention and Upgrades*

- 1. In April construction workers along with the propane company installed two new propane tanks and three new propane boilers. This will provide better efficiency and lower fuel cost over the years to come. All three boilers can be converted to natural gas in the future if we decide to convert them. This summer we only needed to use two of the three boilers to heat the pool! I assume we will need all three boilers to run the deck melt and pool temperature.*
- 2. New blower for the family hot tub was purchased. The old one was starting to malfunction more than once.*
- 3. Four new chairs and a table was ordered and purchased.*
- 4. We replaced the two old wooden benches with durable plastic ones. They should last longer and require less maintenance.*
- 5. The winter season brought a large wind storm and ripped off the 46' x 9' west wind screen off the fence in tennis court #2. We had to purchase a new one and it was replaced.*
- 6. A new thermostat was put in the office. The heat would not shut off!*

New Business

- 1. There are six tiles around the skimmers of the pool and hot tubs that are eroding from normal chemical vapor. These will have to be replaced this fall by master craft aquatics.*
- 2. The Adult Hot tub needs a new cover for the winter season.*
- 3. The Main Pool and Family Hot Tub leaks are being slowed down from the Leak stop. So far it is an easy and inexpensive fix to the problem.*
- 4. The basket ball hoop could use red tape marks for the half court. More than a few guests and owners have asked about getting the lines put down. I do not think this will bother the tennis players. \$100 cost*

5. *The pool office could use a remodel and thoughts and ideas are more than welcome.*

4. Old business

a. Capital and Maintenance Projects Status and Future Needs

The board highlighted projects that had been completed. The projects are:

- New sidewalks were put in the previous year
- The fuel oil tanks were replaced with propane tanks, new boilers were installed, new lights and landscaping were installed where the tanks were excavated and replaced.

The board reviewed future items that need to be addressed. Those items are:

- New heat exchangers to replace the old exchangers and make the pools heat more efficiently. From the quotes received, the cost will be around \$20,000.00
- Remodeling the office. The board is going to consult an architect to design a plan for the office space. The board is also going to investigate the cost of the club installing commercial laundry equipment to see if doing its own laundry will be a cost savings as laundry service is a large expense.

5. Management Committee

a. Elections

The current composition of the Board is as follows

Jim Facer, President (term expires 2016)

Clary Olmstead, (Director term expires 2018)

Stan Kanarowski (Director term expires 2017)

Chuck Kusek (Director term expires 2018)

Rachel Walls (Director term expires 2016)

Ruth Jenkins (Director term expires 2016)

Ian Edwards (Director term expires 2017)

There are three positions up for election. Jim nominated Ruth and Rachel to serve again as directors. Chuck seconded the motion. The vote was all in favor.

Ian nominated Jim again to serve as director. Rachel seconded the motion. The vote was all in favor.

6. Other Business

A member brought up the parking at Rendezvous Condos. Visitors to the club are parking in the Rendezvous Condos parking area and along the driveway to Rendezvous. The Sundance board had discussed this issue at the board meeting on 10.17.16. The board discussed different ideas on

how to address the parking issues. GTPM will work with the board on signage and notices to notify the owners and guests regarding the parking.

7. Set the Date of the 2017 meeting

The 2017 annual meeting was set for Tuesday, October 17, 2016.

8. Adjournment

With no further business, the meeting was adjourned.

Respectfully Submitted,

*Julie Hamby, HOA Administrator
Grand Teton Property Management*

*The annual meeting was not held in 2015 due to a lack of a quorum.

***Approved at 10.16.17 board meeting