

Tuesday, September 20, 2022

LD Board Attendees: Leah, Susan, Jessica, Brandon, Molly, Felicia, Natalie, Jeff, Dave

Call to order: Leah, 2<sup>nd</sup> Jessica

**Social Report-Leah & Jessica:**

Jessica-photography fundraiser, send survey inquiry to members

Jeff-has lots of fundraiser ideas, birthday bash, off-season approach?

Non-member complaint-Adult night music/noise issue, she was spoken to directly to apologize. Plan for next year to notify neighborhood ahead of time via fliers & invite them to attend.

**Maintenance-Jeff & Brandon:**

Pool winterized last night. Snacks/fridge all cleaned out at potluck.

Filter housing is striped so need new filter. It has been ordered. Estimate \$2000-2500 with materials and labor. Will also need impeller inside the pump replaced before pool opens, est \$950 for the part. Was replaced last just after COVID.

Save \$1000 by using Dom instead of Front Range and save on utilities by shutting down earlier. Can purchase chemicals from Dom as well. He seems to be a good fit for us to work with, very knowledgeable.

Working on repair estimates to get reserve budget goal set for future maintenance issues.

Will need to purchase some new tables and small kid chairs.

Will need to aerate and fertilize lawn and blow out sprinklers. Jeff and Brandon will work together on this in next few wks. Dave has maintenance checklist to go through-plumbing, touch-up paint, etc...

Trash question about pausing service during off season. Susan can turn off trash service when maintenance gives the go that all is ready.

Property clean-up will be in spring with member Volunteer day.

**Financial-Susan:**

Strong cash flow for end of season. Will likely drop about \$10K more due to insurance, impellar and filter housing.

Decide who holds card, usually social (Leah/Jessica) because they need to use it often.

Decide about pay grade change for manager. Follow Colorado guidelines 8% increase minimum wage. Salary pay presents a problem versus hourly due to need to take vacation.

2 applicants for manager position. Paige seems to be a strong candidate; knows the guards and the pool well already. Outline expectations, job description, pay, etc...May have this on Google Acct-Dave needs to be able to get access. Molly will check into this to allow access to Dave.

Would be best if could have same manager for several years in a row. Issues to address: excess guards on duty, leftover snacks, take leadership role, try to problem solve before calling maintenance, succession planning. Also manager should take class to be certified pool operator. Cost is \$300-500 for class.

May need to post position: Next Door, JR/HS teacher, Monster, Zip recruiter. Previous manager Justin had more responsibilities. May want to consider an older adult for the role.

Also looking for an Asst Manager. Not much activity/response but advertising has been mostly word of mouth.

Labor cost was about the same as last year. Questions answered about fundraiser difference. Auction is not included yet. Overall lower than last year. Chemicals way below budget. \$6000 previous 2 years but only \$3000 this year! There are lots of leftover chemicals in storage for the upcoming year.

Overall report: still need September payroll, cameras, utilities put in. We made approx. \$15K overall.

#### **Membership-Molly:**

End of the year survey can go out. What do members want improved? Put top 5 items for members to understand what is needed for maintenance. Natalie to send Molly old surveys to review.

#### **Dave's Report:**

Major Expense List made to present to membership to better explain projected financial situation.

Capital Improvement Budget-to show the need to raise capital (via dues) to make sure we can address these issues as they arise.

Have to propose change Bylaw so Board can respond when the time comes that funds are needed either do a special assessment or raise dues.

Instead of raising dues, perhaps fundraise for a specific purpose: pump house, new grills, guard shack, etc...so members know what we need the money for.

Susan asking maintenance for ranked items to add into spreadsheet budget.

Molly will grant access to gmail drive and website to be able to update as needed.

Next meeting scheduled for October 11, 2022.

Call to adjourn: Felicia, 2<sup>nd</sup> Dave