

WHSC Board Meeting - September 23, 2018

Present: Sherri Whitsett, Randy Smith, Larry Thompson, Matt Haniffee, Tracey Allmon, Jane Carstea, Lisa Carroll

Call to Order 7pm

General Business:

Canopy's will come down when there is a dry spell.

Ice Machine has been cleaned out.

Randy called for phone and internet to be shut down.

A few people have resigned from the pool – we can expect 10% turnover or so.

Randy's Smith – Treasurers Update:

3 Loan Offers have been received:

Randy looked at the current cash flow, and as long as we don't make big changes to the cash flow – we can get through, get the loan and make payments prior to membership dues coming in.

We will not need to liquidate CD's. We will look at the current CD's and see what the rates are and decide whether it makes sense to cash them in or not.

It appears as if the best solution is to go with Sandy Spring Bank. For the life of the loan we would pay less, even though the closing costs are a bit higher. This Loan carries a 5-year Fixed Rate.

M & T Bank gives a 10-year Fixed Rate.

Randy's question – Should we try to negotiate a lower originating fee with Sandy Spring? All agreed, Yes. Randy will go to Sandy Spring and try to get the interest rate down. Matt suggests that Randy always ask if the rate can go down. Ask lots of questions and assume that you can negotiate a lower rate.

BBNT – may negotiate if we move our accounts.

Randy is going to try to lock Sandy Spring Bank in this week. If we lock in this week, we may be able to close by Mid-November. We need to move forward so that we can close and be ready to pay contractors as they begin the work.

Closing costs can be a "crap shoot" – it depends upon what the bank requires for information. The Bank will do a survey and an environmental search. Phase 1 is to research what the property has been used for in the past. Phase 2 would include all sorts of tests. The cost of a Phase 2 could get up to 50 – 60K. We wouldn't want to go there and most likely we will not need to.

The biggest risk would be the Appraisal. 60% loan to value ratio. As long as it comes in around our tax assessment which is 587K we will be O.K.

Motion to Vote on Sandy Spring as our Loan: Matt Second: Jane – All agreed.

Sherri and Randy will provide the signatures. We will do a write up to ensure the signatures are set.

Matt has been working with DRD and driving the construction negotiation.

See Attachment for the numbers...

Concern: There is a concern over expanding the stairs – will there be more kids congregating there? Concern for the guards. Does it require hooks...yes. Perhaps Members can be on one side – and kids on the other side? Still worth widening the stairs.

We will look at upgrading the tile color perhaps a royal blue or navy blue instead of the 'baby blue'.

Cover's for the pool...where are they going to be stored? Matt will ask if DRD will store the cover.

What is the manufacturer warranty on the new pump. There is a warranty for the work which is one year.

Need to take a look at the **vacuum** – it is not working. New Vacuum does not have to be added to the Capital Budget – it can fall under another category.

The **H2O** to fill the pools has not added to the list anywhere. Matt is aware of this and will add in as we move forward.

We may have to replace each of the skimmers – we will know once we move forward.

We will need to be flexible on the timing of all the repairs. We don't know if we will get all the work done this fall – we will see how the weather treats us.

Question: Is there any deck equipment that we don't want replaced? The cover to the electrical box – that is part of the electrical – that should be replaced.

Blocks are o.k. D

Diving Boards are o.k.

How many skimmers do we have? 10 or so including the baby pool.

We need to hire a fence company to replace the kiddy pool fencing. They will put inserts in the concrete and then we can replace with a vinyl cover...

The Building Committee: The Committee isn't moving forward very well – Matt needs to get them going...to see about the roofing and the siding. Considering painting the cinder block on the building.

Could we get the roof done prior to the winter? Matt would love to do the bathrooms over the winter? Would need to have the water turned on and off.

Matt wants the Electrician (Bruce) to look at the electrical and do a real needs assessment. We need to have a real light in the parking lot, as well as light for all the poles in the back, and the front tennis courts. Safety is of the utmost importance. The pole in the island in the parking lot was working but it isn't now. We have \$ in the budget to handle this type of 'regular' electrical work outside the scope of the Capital Improvements.

Motion made to proceed with DRD's proposal. Randy seconds the proposal.

See attached – numbers from Matt.

Tracey is comfortable taking over Membership this fall.

Question: Randy has some questions about Member Splash billing. Just need some time to go through the system.

Grounds Update: Two proposals for the Landscaping search are with Larry. Larry hopes to have the final numbers and proposal by the next meeting. Larry has met with 4 different companies – We used to do 8 monthly payments of \$1100 per month – Chapel Valley.

We need to treat the lawn – our soil is very compacted – what proposal can we get to do grass maintenance? Companies have said that we need to get rid of the weeds first and then reseed. Kevin at Dirt to Turf – does the treatment for the weeds. We would have lots of bald areas behind the diving board. Pre-emergent should be applied in March of next year – there will be some grass – but it will be muddy.

October and November Meetings: Ideas for where can we hold the October meeting? Lisbon Fire House, Cavalry Church, Library?

We will have our next **Open Board Meeting on October 3rd @ Smokin' Hot.**

To Do:

Sherri will put together an email about the By Laws. It is important to give membership notice that we are going to update and make changes to the By Laws.

Randy will try to have the actuals put together for this past year and an estimate for next year at the next meeting.

Do we need to have dual signatures on our checks? The bank doesn't care. Randy is doing online bill pay. We need to address this in the By Laws. Is there any other verification that we need to do for online banking – especially if there is a change to the By Laws?

We can set a limit with the bank and can the bank send an email that indicates that a payment is being made. We could potentially exempt some items. Is 1K the right threshold.? This is appropriate to show the Boards diligence and transparency.

Question: Does Matt have approval to sign the DRD contract? Yes. Matt will have DRD put a clean copy of the proposal together Matt will get the drawings of the baby pool start the permits.

Motion to Adjourn: Sherri – Randy Second, Matt Third....