

Rancho Santa Teresa Swim and Racquet Club Board of Directors Meeting – MINUTES

August 20, 2007

Board Members Present: Cassy Garcia (President), Vic Haddad (Treasurer), Rick Peterson, Kerry Burnham, Lance Henderson. & Russ Serenka

Board Members Absent: Denise Sanchez (Secretary)

Office Staff Present: Doug Lowe (Club Manager),

Office Staff Absent: Julie Capote (Office Coordinator), Sarah Borg

Members Present: Michael and Millie Coleman

1. CALL TO ORDER

Meeting was called to order at 7:02pm by president Cassy Garcia. Cassy will do Minutes for this meeting due to Denise Sanchez unavailability.

2. APPROVAL OF BOARD MINUTES (Dated July 16, 2007)

Minutes are reviewed. No corrections required. Rick makes motion to accept the Minutes; Lance seconds the motion. All are in favor. Motion is passed to accept July 16 Minutes.

3. TOWN HALL INPUT AND DISCUSSIONS

Michael and Millie Coleman introduce themselves as new homeowners in the area. They are interested in how the Club works, what is offered, and how to get involved. Millie has many suggestions and ideas and will meet with Cassy to get filled in with background information.

4. STAFF REPORT/ACTION ITEMS

Julie Capote(Office Coordinator)

- Julie not present. Discussed Office Coordinator Report. .

Doug Lowe (Club Manager)

- Discussed Club Manager Report
- We're in need of a reasonably priced plumber
- Hugo should be added to approved contractors list as painter.

Sarah Borg (Activities Supervisor)

- Sarah not present. Discussed Activities Supervisor Report
- BBQ's need a better cleaning; also drinking fountains need to be added to "Daily checklist".
- Decision to stay open on Sat. and Sun. only in September.

BOARD OF DIRECTORS REPORTS

Cassy Garcia (President)

- I will contact elections committee

Vic Haddad (Treasurer)

- Discussed Treasurer Report

- A) \$25K in BOA Holding CD will be dedicated to fund Reserve A/C for 3rd & 4th Quarter 2007.
- B) Bottom line Operating Expense is still in line with our Plan through July. However we are **exceeding plan on Payroll, Maintenance & Utilities.**
- C) Replacement Costs Chart update attached. Projects completed & planned will exceed plan by approximately 7-10(K\$) ??
- D) Liability Insurance negotiations in process.

Recommendation

Need action plan from Maintenance Director/Club Manager and Activities Supervisor (Payroll) to identify areas to reduce cost.

Denise Sanchez (Secretary)

- Not present.

Rick Peterson

- Updated Slurry project
- Painting Little Kiddle's room
- Projected men's bathroom repairs project

Lance Henderson

- No Report

Kerry Burnham

- No Report

Russ Serenka

- Will be unable to take on Maintenance schedule project at this time or to rerun for Board Position due to family obligations.

5. OLD BUSINESS

- Fall Membership Meeting set for September 30, potluck dinner to begin at 6:00pm and meeting at 7:00pm.
- Wireless internet not completed yet, but new member Millie Coleman has this skill and will look into this.

6. NEW BUSINESS

- Resolution to initiate foreclosure on 6409 Purple Hills Dr. Rick makes motion to approve such action, Vic seconds the motion. All Board members present are in favor, Motion is passed.
- Recent renter of the Hall abused the rules of alcohol, noise levels, leaving the upper deck, and leaving premises in unacceptable condition, including pool. Discussion to hold deposit for this renter was agreed upon.
- Nearby neighbor sent email complaint regarding same renter's party. Concerns on how to avoid this took place. Neighbors need to call police for noise complaints. The security guard/guards on duty have been advised to lower music when there are complaints. Cassy will contact neighbor regarding complaint.

7. ADDENDUM (added at September 17, 2007 Board Meeting)

Email business taken place on or around August 28, 2007 initiated by Rick Peterson regarding the Slurry project on the two driveways. John at Blacktop Paving brought down his price to \$2900, but would need to do it on Tuesday, September 4 for this lower price. Rick made the motion to approve this bid and do the work at this time to save the Club money, Lance replied back on August 29 to second the motion; Board members replying in favor were Vic, Russ, and Kerry. Motion was passed. Work was done and completed on September 4 & 5.

ADJOURNMENT

Kerry makes motion to adjourn. Rick seconds the motion. All Board Members are in favor. The Board meeting is adjourned at 8:43 PM. The next Board meeting will be held On Monday, September 17, 2007, along with the Fall Membership meeting on September 30, 2007 at 6pm for potluck dinner; 7:00pm meeting.

Respectfully submitted

Approved _____, 2007

Cassy Garcia
President, Board of Directors