

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
January 8, 2018

The meeting was called to order at 7:00pm with Leslie Dixon presiding.

ATTENDING: Leslie Dixon, Alex Scalisi, Mary Walsh, Ashley MacDonald, Mike Scurich, Lindsay Tucker, Jim Derich, Patricia Melchert, Keith Chapman, Rachel Carlin, David Ross (Executive Director)

ABSENT: Kris Cann, Darren Malvin, Scott Greenstone, Josh Davis, Alan Cowan

GUESTS: Summer Shapiro

1 MEETING AGENDA AND MINUTES

- 1.1 The Meeting Agenda was approved
- 1.2 The December minutes were approved with corrections

2 TREASURER'S REPORT (Mike Scurich)

- 2.1 Focus is on maintenance costs for the pool. Everything else is on track.
- 2.2 David Ross—we've occupied the building for 5 years as of March and as such have the potential for increased maintenance costs.

3 EXECUTIVE DIRECTOR'S REPORT (David Ross)

- 3.1 Comment about increase in income from December last year to December this year. David indicated that it is primarily from casual income.
- 3.2 Add \$369 to Funderblast receivable to December. Also, Funderblast informed us that there will be a Winter camp for 2019.
- 3.3 David received email from Jim Chayka about a roofer. When there is a dry spell, he will get the work scheduled.
- 3.4 David reported on pool steps. Herb's will email head of environmental services to ask about obtaining a one-year extension to work on plaster on steps. Not likely to get an answer until the end of January. Received estimate to power blast the steps-\$2,400. Labor is a big portion of the cost. Sanding cost is \$1,650. Start-up and rebalancing the chemicals is another \$750.
- 3.5 There is a leak within the solar lines. Will obtain a cost for repair.
- 3.6 Recommendation by Board to prepare a budget for pool startup costs.
- 3.7 David—discussion about pool membership for coming season. Looking at increasing pool rates 5% from \$480 to \$555 for family (non-early bird rates). Considering raising rate for pool rental/pool parties. Will send out brochure with 2019 rates.
- 3.8 Min wage is going up. Summer to look at wage rates for lifeguards and gatekeepers.
- 3.9 Motion to approve \$2,500 for work on the pool, including sanding, rebalancing, and water costs.
Motion Approved.

4 REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA#14 – Meeting scheduled for February 21, 2019. Will follow-up with Scott/Alan regarding securing pool funding at the next CSA#14 meeting.
- 4.2 Land Trust – Nothing to Report.
- 4.3 Sanitary District – Nothing to Report.
- 4.4 Firewise – 77 people have applied for reflective address placards. We want to show significant progress by end of March. 13 of the 77 require installation of a new post. We hope to complete installation of placards for all those not requiring a post by end of March.

5 HVCA COMMITTEE REPORTS

5.1 Communication (Leslie Dixon)

- Newsletter went out. Open rates are around 30%
- Will work with Marcy about updates to website.

5.2 Business Development/Fundraising (Lindsey Tucker)

- Business Development—Lindsay and Summer brainstormed ideas for additional center rentals. Will follow-up with next steps about re-looking at marketing materials, reaching out to businesses, and other projects.
- Capital Campaign—on hold until Scott/Alan develop stronger framework for financing. Planning to meet in new year.
- Discussion about using music festival as mechanism for raising funds for pool. Ideas include a silent auction or fundraising party for the pool.

5.3 Events

5.3.1 Holiday Party (Rachel)

- Lovely holiday party. Fun event.

5.3.2 Local Artist Series (Lindsey)

- Artist just put up art today. Will plan to do an event in March.
- Susan Gantner (local) will be next artist starting in May.

5.4 Pool/Meadow

5.4.1 Meadow—comment that the meadow was dry

5.4.2 Pool Redesign/Funding (Ashley)

- Waiting for proposal from Jim Goring with a fee schedule. Received approval from the County to do pool design as part of a design/build project. Don't have numbers yet—anticipate by Jan 15. Anticipate significant soft costs.
- Roy Givens was not able to find additional sources of money to facilitate a new loan. We will need to examine other sources of income.
- Need to prepare for CSA#14 meeting to request funding or put CSA#14 on notice that our request will be coming.
- Discussion about coming up with a deadline to have firmer budget and timeline to make decision on how to proceed.
- Will discuss pool at Annual Meeting-make part of the presentation
- February Board meeting will focus on pool

5.4.3 Landscaping (Patricia)

- Plants have grown
- Deer did come and sheared off leaves. Anti-deer spray.
- Patricia to prepare estimate for next planting and send to Scott to include in the next budget

5.5 Facilities (Jim)

- Discussed above

5.6 Block Contacts (Jim)

- Helping block contacts to facilitate block parties

6 OLD BUSINESS

6.1 Annual Service Awards/Annual Meeting

- Leslie will prepare presentation on pool
- Service awards will be announced
- Looking for volunteer to help with set-up/clean up
- Suggestion to have Summer do activity with kids downstairs

6.2 After approval of Board at Annual Meeting, Executive Board will be voted in at February meeting. Alex to succeed Keith as VP. Discussion about who will replace Scott as Treasurer. Potentially re-assess accounting method depending on who takes over as Treasurer.

7 NEW BUSINESS

No new business

MEETING ADJOURNED. The meeting was adjourned by Leslie Dixon at 9:00 p.m.

Respectfully submitted,
Mary Walsh, Secretary