

Mission Viejo Swim and Racquet Club

Board of Directors Meeting – March 19, 2008

Board Members Present – Don Myrha – President, Ron Shouten 1st VP, Walt Lawson - Treasurer, Joe Bolich – Secretary **Club Manager** – Sue Ward

7:05 PM – Meeting called to order – Board President, Don Myrha

Homeowner's Forum

- There were no homeowners present for the Homeowner Forum.

Consent Calendar

- **Secretary's Report** – February 20, 2008 Minutes Approved as presented – Motion: Walt, Second: Ron
- **Financial Reports** – Motion: Ron, Second: Walt – Approved as presented. The Board reviewed the accounts at Bank of America, Comerica Bank for the Operating and Money Market accounts and Wachovia for the Reserve Checking and Reserve Money Market accounts.
Walt wanted more explanation regarding the 2007 Reserve Study that was completed by Sonnenburg CPA firm. Walt's concerns were directed on how the remaining dues were mistaken to be monthly and not quarterly which then in turn reflected in an erroneous cash projection at year end 2007. He felt either we should have a rep from Sonnenberg explain or find another CPA firm to do our reserve study for 2008. Walt also questioned the Reserve amount shown on the Balance sheet under Equity to not match what we actually have in the bank. It was also requested of Sue to place a total reserve cash line on the Balance sheet.

Unfinished Business

- **Delinquent Accounts – 'ALS' Update**
The Board reviewed the current list of delinquent accounts.
- **Repairs and Replacements for 2008**
 - Pool Repair – The Board tabled this item for further discussion. A walking tour of the pool was conducted to review the scope of repair for the pool.
 - Tennis Courts - Motion: Joe Second: Walt – Approved the proposal from Taylor Tennis Courts to complete the court resurfacing at a total cost of \$5,650.
Joe requested Sue find out if Taylor Tennis Courts "exclusive" plexipave color system was the same as Zaino Tennis Courts plexipave "special" acrylic color system.
 - Outdoor Bathrooms – Motion: Joe Second: Ron – Approved the proposal from ProServ at a cost of \$ 920.00, cost includes removal of old plumbing and haul away, installing 2 new "toto" Caruso toilets and 2 pedestal sinks provided by Club.
 - Parking lot repair/slurry – Motion: Joe Second:Walt – Approved the proposal from JB Bostick to complete repairs to the parking lot.
There was little difference between the two vendors proposing to resurface parking lot.
JB Bostick was only selected in part that they included painting the wheelstops
 - Big Screen TV Replacement – Sue will continue to investigate pricing for the replacement television.
 - Pool Filters – The board tabled discussion on these based upon the input from the pool vendor that the filters should last through summer.
 - Ping Pong & Foosball Table – The Board will continue to discuss the placement of a foosball table.
Proposal to concrete in the middle planter in the pool area with fencing around the planter was talked about for the foosball table to reside. Joe stated that it is a very permanent decision and agreed by all to table this idea for future discussion.
 - Stucco Repairs – Motion: Joe Second: Ron - Approved a cost not to exceed \$1,000 for Angel Navarro to complete repairs to stucco areas throughout the club.
The approved stucco repair was for the wall on tennis court 2 only and the amount approved was \$1100.00.

Board also approved Angel to remove and haul away concrete planter at a cost of \$250.

Board also approved Angel to clean out attic and haul away approved items at a cost of \$300.

- Tile – Motion: Ron Second: Walt – Approved to have Eric Menedez provide tile selections for Board Approval.

I do not recall anything about Eric selecting tiles for Board approval, Why? if he was not going to do the tile job, why would he do that? Originally, Company “B” was selected, but due to undetermined additional costs, the Board approved Company “C”, Eric Menendez of EM-Construction. Tile will be purchased as a separate cost item, contractor will forward his cost to us, the approximate cost for the tile was between \$650-750.

- Electrical – Motion: Ron Second – Walt – Approved to have Johnny Electric provide electrical repairs at a cost of \$835.00

\$835.00 for bathroom remodel to replace existing lights and fans in both bathrooms with a light/fan combo on existing duet and switch. Remove conduit in Women’s restroom and wire motion sensor hot Board approved additional electrical repair work throughout the facility at a total \$ 1640.00. Trouble shooting the TV electrical problem will be done after the purchase of the LCD TV and an additional cost.

NEW BUSINESS

- **Club Rental** – The Board requested that the Men’s Club attend the next meeting to discuss reservation policies.

The question was raised at the end of the night as to what the difference was between the men’s club meeting at the club to play cards and another homeowner who wanted to use the club for a pot luck for a couple of hours. I was requesting the Board to set up some kind of criteria in which the club can be used at “no” charge, ie; I do not charge homeowners who use the club as a memorial service (as long as it is available), girl scouts, boy scouts, women’s club. The Board could grandfather the men’s club so this is not an issue when homeowners want to use the club as a social event at “no charge”.

I feel all groups including outside non profit groups, other than ones specified above, should pay the rental fees and other costs associated with renting the Club. We have 3 rental fee levels;

1. Deane Homeowners, 2. Non Deane Homeowners 3. Non-Profit Group prices.

Meeting adjourned at 9:40 p.m.

Next meeting – Wednesday, April 16, 2008