

**SUNDANCE TENNIS AND SWIM CLUB  
ANNUAL MEETING**

August 14th, 2013 @ 10:00 a.m.  
Bridger Center Gabe Room – Teton Village, WY

MINUTES

**Present:** Rich Lee, Jim Facer, Chuck Kusek, Stan Kanarowski, Clary Olmstead, Brian Beck, Candy Facer, Robin Cloyd, Gary Weissman, John Corboy, Susan Barr, Ian and Rita Edwards and Steve Morriss.

**Proxies:** Lee 25, Kanarowski 14, Facer 31, Olmstead 21, Kusek 15, Morris 1 and the board 1. 113 Total.

**I. Call to Order**

Rich Lee called the meeting to order at 10:05 a.m.

**II. Determination of Quorum**

It was determined by Brian Beck that a quorum was established with 113 members represented.

**III. Approval of Minutes – August 8, 2012**

*Robin Cloyd motioned to approve the 2012 annual meeting minutes. Candy Facer seconded. All in favor. Motion carried.*

**IV. General Reports**

**1. Financial Report**

**a. 12/13 YTD Financial Review**

The main overages were fuel oil again, spa chemicals and repairs and maintenance. These line items in the budget need to be adjusted. The maintenance reserve did not get the full amount allocated because of these expenses but \$29,858 did get put into the reserve. Total maintenance reserve money is at \$61,928 with potentially another \$25,000 going in by the end of September if more dues come in by the end of the fiscal year.

**b. 13/14 Budget Presentation and Approval**

The proposed budget is setting dues at **\$1,100 which is a \$50 increase**. This would increase fuel oil to \$50,000, maintenance reserve would go to \$44,750 and the water and sewer line would increase to \$6,000. Also pool and spa chemicals would increase to \$12,000 due to a history of increases.

*Rich Lee motioned to approve this 2013/2014 Budget, Candy Facer seconded. All in favor, motion carried.*

**2. Managers' Report**

Tony Niro could not attend this year's meeting but Brian Beck went through his management report, see below:

1. The pool equipment is up to date and needs regular maintenance and upkeep. We always need to upgrade the sensors for hot tubs and flow cells when needed. We replaced an automatic ORP and CL computer that was under warranty this winter.
2. The North and West fence has been replaced and stained. Also the pool house is being stained the same color grey. Last summer we repainted the south facing stucco wall white.
3. Landscaping - replaced the grass with mulch alongside the north fence near the family hot tub. We placed large paving stones in the pathway going down to tennis court one. This has made it much better to walk down towards the gate entrance.
4. Some minor repairs to the lighting in the office had to be fixed.
5. The refrigerator needed to be replaced with a new black Kenmore model. The old one was not staying cool or freezing food. Thank you from the staff and guests!
6. Our sales are averaging \$50- 100 a week in tennis rentals and retail merchandise.
7. Without mountain employees at the pool the attendance number has gone down which has been comfortably noticed by some of the owners.

### **Future projects**

1. A new walkway will be needed on the west entrance of the pool. The flagstones are uneven and much harder for handicap access. We are planning to remove the old flagstones and replace them with a concrete path from the parking lot to the bathrooms.
2. Looking into purchasing new pool furniture that is more high end and comfortable. The new furniture has a better warranty with repairs. We currently have 20 chairs, 23 lawn chairs, 5 tables and 5 umbrellas. I did receive a quote from Winston contract for \$6100.
3. The deck has a few cracks near the picnic table and the deep end of the pool. We are getting these cracks filled and repaired.
4. Our bathrooms could use a remodel. The sink counters are not in the best shape. We have talked about replacing the lockers as well.
5. Also in the future plans are to extend the pool decking near the 2nd and 3rd tennis courts.

## **VI. OLD BUSINESS**

### **1. Membership Assessment**

a Currently the membership is at **215 paying in at \$1,100 per year**. Everyone agreed that this was sustainable membership count with dues increasing. This is a very different dynamic compared to a couple of years ago when membership was decreasing and there was financial instability.

### **2. New Pumps/Clubhouse/Office**

New circulation pumps were installed in the two hot tubs, painting was done on the walls and new carpet was put in the club house last summer.

### **3. Fence Repair/Deck Furniture/Deck Extension**

The fence repair or replacement along the west and north side was completed this summer. This took a week to install and a couple of months to paint by the staff. For deck furniture and extension please see new business.

## **VI. NEW BUSINESS**

### **1. Walkway Repair**

The walkway on the west side of the property which is accessed through the Rendezvous parking lot needs to be pulled out and replaced with a concrete decking. Bids will be gathered and a decision will be made to do this during the same time period as the deck extension project.

### **2. Deck Extension**

DR Concrete was mentioned as a contractor to add on to the current south side deck. This will extend to within a couple of feet of the tennis court fence. This was in the original plan during the assessment but STSC came up short financially to accomplish this.

### **3. Deck Furniture**

Deck furniture will be ordered and installed this spring (2014) and the deck extension will be scheduled for the offseason this spring as well. Total cost for this furniture is coming in at \$6,500.

### **4. Other**

A new adult hot tub sign will be posted and a sign by the south gate will be installed directing guests to the club.

## **VII. MANAGEMENT COMMITTEE**

### **1. Elections**

The current composition of the Board is as follows:

*Jim Facer, President (term expires 2016)*

*Clary Olmstead, (Director term expires 2015)*

*Stan Kanarowski (Director term expires 2014)*

*Chuck Kusek (Director term expires 2015)*

*Rachel Walls (Director term expires 2016)*

*Ruth Jenkins (Director term expires 2016)*

*There was some confusion by the board and members on whether or not Rich Lee could serve another term for Sundance being that he would be going on his fourth term. The board decided to review the CCR's during a board meeting and take this restriction into consideration. Rachel Walls said she would serve if Rich Lee was not allowed to serve again. Since the annual meeting the board met and determined Rich cannot serve again and the current board is state above.*

### **2. Management Fee**

A 0% increase in the management fee was proposed by management.

*A Motion was made by Rachel Walls to accept the 0% renewal for JHRL. Candy Facer seconded the motion. All in favor. The motion carried.*

**VIII. OTHER BUSINESS**

None.

**IX. SET THE DATE OF 2014 ANNUAL MEETING**

It was determined that the 2014 meeting would be on **Tuesday August 12th, at 10am** in the Gabe Room.

**X. ADJOURNMENT**

With no other business to conduct, Candy Facer motioned to adjourn the meeting. Everyone seconded. The meeting adjourned at 11:30 AM.

\*\*Minutes respectfully submitted by Brian Beck.