

**SUNDANCE TENNIS AND SWIM CLUB
ANNUAL MEETING**

October 25, 2014 @ 10:00 a.m.
Wind River 15, 3675 West Michael Drive – Teton Village, WY

MINUTES

Present: Jim Facer, John Corboy, Kathryn Corboy, Ian Edwards, Candy Facer, Chuck Kusek, Sue Bybee, Alan Bybee, Beth Tofton for Annalee Abelson (3) and AnaMarie Preller (1), Rachel Walls, Rita J Edwards, Clary Olmstead (via Skype), Linda Hudacsko, Rob Hudacsko, Stan Kanarowski (via conference call)

Proxies:

I. Call to Order

Jim Facer called the meeting to order at 10:08.

II. Determination of Quorum

It was determined by Hilary Erickson that a quorum was established with 107 members represented.

III. Approval of Minutes – August 14, 2013

The motion to approve the minutes was made by Ian Edwards, Rachel Walls seconded the motion, and the vote was all in favor.

IV. General Reports

1. Financial Report

a. 13/14 YTD Financial Review

The main overages were fuel oil, pool and spa chemicals, repairs and maintenance, insurance. These line items in the budget need to be adjusted. The maintenance reserve did not get the full amount allocated again this year. Total maintenance reserve money is at \$28,719.11.

b. 14/15 Budget Presentation and Approval

The proposed budget is setting dues at **\$1,320, which is a 20% increase**. This would increase fuel oil to \$60,000, maintenance reserve would again be \$44,750, payroll taxes would be increase to \$12,000.00, and insurance would be increased to \$12,000.00.

Rachel Walls motioned to approve this 2014/2015 Budget, Ian Edwards seconded. All in favor, motion carried.

2. Managers' Report

Tony Niro attended the meeting and gave the manager's report via phone. His report is as follows:

The Sundance staff has been hard at work with new projects and a busy summer.

I have received positive comments on the looks and comfort of the new furniture. It is liked by many owners and guests. The new furniture consists of 5 new tables, 20 chairs, 24 lounge chairs and 4 new umbrellas.

The south side of tennis court #3 needed a new windscreen, 45' x 9' in size. These screens seem to last a long time as this is the first I have had to replace.

We are still caulking the tennis court cracks and will need to resurface the courts at some point soon.

The wader pool needed 3 pool tiles replaced due to cracking.

In the off-season, the pools need the deck joint sealant removed and reinstalled. This is important to do before winter, as water will freeze and expand.

With the help from our staff and Grand Teton Property Management, we painted the bathrooms a lighter beige color with tan trim. I have stained the benches as well. The counter tops are now Caesar stone, which look much better and are more durable.

Ceiling light fixtures have been replaced and are much brighter. This will be more efficient for the club's electricity bill.

We have ordered plastic lockers from Global Industries to be installed in September. These lockers will not rust and will be easier to clean. They are three tiered and larger. We decided to spare some locker space and make a coat rack for those who would like to hang jackets.

Together, with GTPM, we are seeking to find a concrete contractor to extend the deck along the south side of the pool to reach tennis courts #2 & #3. The existing sod and stones would need to be removed so we would be able to install concrete walkways at the east and west entrances. The rusty handrails around the deck need to be repaired with new concrete. Due to the hard winters, the deck has developed some cracks that need to be filled. This is our biggest project since the renovation, and we are seeking our best options on getting the work done.

Some guests, including long-term renters, have expressed the option to play basketball on one of the tennis courts. This is something we should look into. Basketball hoops can be inexpensive and may provide fun when the tennis court is not being used.

The pool equipment room has had minor repairs completes such as fixing a leak in the adult pump over the spring offseason. The landscaping and linen service has still proved to be fine.

VI. OLD BUSINESS

1. Membership Assessment

Currently the membership is at **208 paying \$1,100 per year**

2. Clubhouse/Office

Adding new storage lockers to the locker rooms was discussed.

3. Deck Furniture

New deck furniture was added in the spring at a cost of \$6500.00.

VI. NEW BUSINESS

1. Walkway Repair

The walkway on the west side of the property, accessible through the Rendezvous parking lot, needs replaced with a concrete sidewalk. Bids will be obtained and a decision will be made to when to complete the work.

2. Deck Extension

Adding on to the current south side deck was discussed and bids will also be obtained for this work. 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. Other

Natural gas service was discussed including the cost to run it to the club. The earliest it will be available is 2 to 3 years.

Painting the crosswalk on Rachel Drive was also discussed.

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)*

Rachel Walls nominated Stan Kanarowski, the nomination was seconded by Sue Bybee, the vote was all in favor.

VIII. OTHER BUSINESS

None.

IX. SET THE DATE OF 2014 ANNUAL MEETING

The 2015 meeting date was set for October 20, 2015 at the Old Wilson Schoolhouse.

X. ADJOURNMENT

With no other business to conduct, Jim Facer motioned to adjourn the meeting. Everyone seconded. The meeting adjourned at 11:25 AM.

DRAFT