

Bluegrass Board Meeting
Board Meeting Minutes: December 6, 2023
Time: 6:30PM
Location: 1881 Dixie Highway, Suite 130, Fort Wright, KY 41011

Board Members:

Susanne Ganshirt, Freedom Nader, Vickie Mertz, Ryan Rawe, Lauren Trondle, Leighton Schrand, Mary Jean Feldhaus

Others Present:

Don Branch

Finance Report:

- We discussed with Don the upcoming expenses: \$22K (minimum) for the pool repair, (12K minimum) for the valve replacement and leg fix
- Don provided information and perspective surrounding the history of how the board conducted operations years ago, discussing the possibility of an 'assessment' to cover the cost of the eventual rebuild of the pool.
- He did not bring numbers with him regarding our annual budgetary needs, but stated he would get this to us. He asked questions about Ellison's Painting outstanding bill and was advised that this will need to be paid this year.
- He estimated that we would want to prepare for a commercial loan in the amount of \$2.7M (to accompany inflation by the time we decide to move forward) and that with that amount, at the current interest rate, we need roughly \$540,000 for our initial payment.

Physical Plant Director Report:

- We made an Executive Decision to move forward with the repair from Shamrock. PSS has not gotten back to us and with Shamrock being willing to do the work beginning at 22,000 (estimate), we have decided to move forward. Also discussed obtaining a quote for the full pool repair from Shamrock, as they stated their cost would be below \$2M. **Ryan** will provide the update to the board as to when this will start and if there is anything we need to prepare for moving forward. *These quotes consist of the entire pool, concrete to the sundeck and around the pool and filtration.*
- We also need to address the valve that has been purchased, but not yet installed. Decision to put off replacing the valve at this time, but this may change based upon needs in the future.

Pool Repair/Rebuild Next Steps:

- We discussed how we are going to fund the new pool and timelines. Don mentioned planning for a 5–8-year timeframe, in the hopes that this repair will hold, and our other repairs will not be too much that we can't put it off for a bit in order to save money.
- It was discussed that we raise dues across the board: \$425 for an individual, \$475 for a couple and \$525 for a family, with an "assessment" of \$150.00 towards the pool rebuild. At this rate, just taking into account current membership and the assessment (not growth, possible savings from dues every year and our own fundraising, that we will be ready for a new pool in 8 years)

- Don estimated that we have roughly \$150K (with additional funds to be returned after the repairs are complete) in the investment account. He advised not using those funds in the down-payment equation and that we should start from the beginning.
- **Ryan** will get quotes from both Shamrock and PSS. Once they are received, he will notify the board.
- **Lauren** is going to reach out to a few commercial lenders to get a bit more information surrounding potential cost. We would like to have these numbers and a few options for how we plan to pay for this by our 1st Townhall Meeting on January 11th.
- **Susanne** will send out the email to all membership, along with post to our FaceBook page and include the signup link so that we can limit attendance to 75.
- At the Townhall meeting, we will be checking individuals in, along with updating their membership information that we have in our system – members of household, address, etc (any personal information that we need to verify will happen at that time).
- **Ryan:** Will obtain designs from Tom Covert – thinking 3 designs that we can look at and offer to members or at least a starting point for input. He is doing this for free.
- **Lauren:** Compose PowerPoint that consists of the renderings, numbers – cost for each design, cost comparison of the clubs, and the current situation/costs associated with repairs and upcoming repairs. We also want to hear from our members and ideas they may have.
- **Ryan & Lauren** will be presenting this information to our members. The remaining board members will be present, but we need to make sure that all questions, comments, and discussions are documented.
- After all 3 Townhall meetings, we will disseminate a survey to all membership to request a vote for the options identified and the ideas from our members. These options will consist of how we plan to pay for this...what members want to do, what design and how we want to move forward (at least the overall goal)

AED Update: We originally were waiting for them to be back in stock with our manufacturer. However, we are going to also try getting this through Cameron's Cause. **Andy** has a letter been written to request this?

Season Closing – Where are we? What's left to do?

- Need space heater – **Vickie to provide**
- Cover pool – Cannot do until the repair is complete - TBD
 - Clean concession stand – **We are going to wait to the spring**
 - Take diving boards down - **RYAN - ANDY - LEIGHTON**
 - Plastic Tarps on Lifeguard Chairs - **ANDY TO GET – HAVE THESE BEEN PURCHASED?**
 - Put lane lines away - **MJ**
 - Winterize pool/bldg. **DONE**

Social Media

- Advertise Hiring Lifeguards Now – FB page, email to members, marquee @ city building **SUSANNE WILL CONTACT CITY BUILDING TO POST ON MARQUEE**, high school newsletters (**NEED CONTACTS @ DIXIE, CCH, NDA, HOLY CROSS – Lauren will reach out to all locations once Susanne provides me with the flyer or information that needs to be dispersed**). Who is Point of Contact? **FREEDOM, USE BG EMAIL**. We can't wait until spring to respond.
- Website updates. Who can do this? I think Chris has access to it. **SUSANNE WAITING ON RESPONSE FROM CHRIS SEITZ FOR WEBSITE LOGIN**