

RSM Special All-Member Meeting Minutes

9/30/2025

Meeting Notes

Attendance:

- ~40-50 people in attendance in person, additional ~20-30 participants on Google Meet

Presentation Notes:

- Erik Morrison (Club President) explained the purpose of the meeting and some background that the Club has never done a capital call in the past that he knows of
- Reviewed that we have made a significant dent in the loan but still have lots to go and debt costs are expected to increase
- Ran through presentation
- Clarified how it's going with the city; new memorandum of understanding w/Berean and the city. Berean has some insurance requirements but we're probably a little underinsured anyway, probably need to look at this regardless.

Questions and Comments:

- CC Pirtle thanked the Board members who have put time into this project
- Diana Daymond:
 - 1) Are we doing what we can to increase membership? Per bylaws, we can have 250 memberships and we are currently at 190. We are doing what we can to capture new families, largely through young families (Babies & Bubbles) and reaching out to new families moving to the neighborhood. The Swim Team is maxed out.
 - 2) Have we looked at increased maintenance costs from more grass? Yes, we have thought about this. We even increased our gardening costs recently irrespective of this project, but we may also look around for a new gardener.
- Monique Pickering: Non swim team members always have lots of space because the pool is not full in the afternoons/weekends. Do we need this extra space? Yes, we definitely agree we need it for the swim meets, but we think there will be a benefit even outside of swim meets. We believe it would add value and would increase potential uses (e.g., wiffle ball game, outdoor kitchen area beneficial as well).
- Justin Pickering: Can you describe the BBQ area? There will be a center island with cinder blocks. Brian Mirkovich explained it would be 3 ft by 12-15 ft, in line with the end of the snack shack wall, 42 in high with a precast countertop. BBQs would be pushed there. The area would be covered with sun shades.
- Question: Can you help me understand the numbers of Club vs swim team members? About 130 swim team memberships, 60 non swim team memberships.
- Google Meet question: when the club has needed funding in the past, they opened up new lifetime memberships. Have we considered this for this project? Yes, we did

consider it but the bottom line is that there's no other way besides a capital call to fund a project of this size.

- Question: How many home meets are there? Answer is 7. Wouldn't this space only be used 7 times a year? No, there will be many uses for this space: rentals, birthday parties, movie nights, extra space for kids during swim practice nearly every day in the summer. Jessica Willemsen believes part of the reason the Club is relatively empty on the weekends is because there isn't enough space to run around—this project would solve that problem. Ultimately though, Erik noted that every family will value this space differently.
- Question: will furniture be included? Erik is not guaranteeing furniture. Brian M chimed in that he believes furniture can be included.
- Question: The presentation mentioned two phases. Can you please describe these? Yes, the bulk of the project (demo, construction, fencing, etc) would be done in the winter, but planting would be slated for the spring.
- Comment: we should all keep in mind that without the Swim Team, we would have all the same costs but much less membership revenue.
- Question: What's the difference between two capital calls? \$300 to re-pave the existing parking lot vs \$750 for the parking lot conversion project.
- Question: Can we look at a budget? How many different contractors bid on this project? There were 3-4 quotes but these bids are not apples-to-apples, and there is no detailed design plan. The next step would be to get a final drawing and detailed estimates.
 - What happens if there is overage or underage? If we have extra funds, then we would pay down our debt. Denise Maloney added that if this passes, we can be very transparent with the bids and the budget.
- Comment: there are alumni of the club who have said they would like to donate.
- Comment: we are mindful that we will not collect 100% of current memberships.
- Question: since when has Berean used the pool? We have rented the pool to Berean in Feb-May for their swim season for the past 2 years. We increased their rent from year 1 to year 2, particularly in Feb when they're the only ones using it. Generating about \$11.5k from this rental.
- Question from Matthew- Why doesn't the swim team pay more since there is a strong benefit for them? They have already contributed more via the Special Project Fund. Also though, the success of the swim team has driven the Club's success. In the end, we are one organization/one tax entity.
- Question: How did the board come to the \$750 decision? We have done some fundraising through the auction and the flags. Ultimately this is a Club project. We all own the club. But yes, the roof is a concern.
- Question: If this project moves forward, will the garbage cans and fencing be approved by the neighborhood association (so it keeps the Eichler aesthetic)? They're not an actual HOA, no design committee, no architectural group. We have members on the Board with interior design/architectural experience, but we welcome member feedback; please email the Board if you are interested.

- Question: Why are we spending money on the visitor's area rather than the roof, the debt, or the bathrooms? Bathrooms were recently renovated. We settled on this project based on the majority vote from the survey in 2024. Now it's up for a vote.
- Adam Wood thanked everyone for coming. He noted being on the swim team is more than having better swimmers and coaches- it's more about the camaraderie, cross-functional, cross-age. Property has been falling apart and we have had a bandaid approach. Improving the facility is also a recruiting tool.
- Andreas - two comments:
 - 1) Over the last decade we've enjoyed the club at a price that is too low, so it's logical to have a one-time payment to catch up
 - 2) I do not agree that we shouldn't care about other team's clubs. We want to make sure we have a strong community with all the clubs.
- Alyssa - comment: both boards have been very conscious of costs. It is not lost that this is a large amount, but we would be getting value for your hard earned money. We do not want to ice anybody out financially. Erik commented we wanted to keep it under \$500, but this just wasn't enough.
- Stephanie Horton question: Will the vote pass with 2/3rds of the people who vote or 2/3rds of our 190 members? 2/3rds of people who vote.
 - Discussed that we will likely send out a link to vote after the meeting to get greater participation.