

September 2025 RSM Club Meeting Minutes

9/15/2025

Meeting Attendees

Sean Armstrong	Denise Maloney	Michael Struck
Erik Morrison	Silke Smith	Bob Saunders
Michelle Lederman	Eszter Galik	Alita Eaton
Olivia Maihack	Adam Wood	

Action Items

Sean:

- Fix two sliding door rollers (Board voted unanimously to approve ~\$400/door expense)
- Still need to fix metal grates; will sand them down, look into a rubber coating

Michael:

- Get Oct weekend availability from ~3 lifeguards this week and update the Board via text
 - The plan is to keep 9/28 as our official closing date but secure lifeguards for Oct weekends just in case the weather is hot, in which case we inform the membership that we will be open.

Erik:

- Provide the loan's variable interest rate terms so we can begin to project to what degree interest payments will increase beginning in April 2026

Michelle / Alita:

- Sort through a few discrepancies between MemberSplash and payments
- Think through a plan to collect capital call money (zelle, check, or MemberSplash) and track which members paid in MemberSplash if vote passes

Alita / Eszter:

- Refund one family who mopped floors recently; reach out to Michelle with any questions
- Look into a one off issue re: payroll taxes for one person

Silke:

- Create a draft of the upcoming meeting slide deck
 - Denise to insert visuals once available
 - Eszter/Alita to edit financials
 - Erik to review and approve
- Look into options to facilitate the vote (e.g., QR code linked to Google form?)

- Send follow-up email to the membership with more details re: upcoming meeting and send multiple reminders in the days leading up to the meeting

Denise:

- Update the design plan for the parking lot conversion and coordinate with offshore resources to create visuals

Meeting Notes

Maintenance:

- Once we're ready to wrap up the season, Michelle will coordinate with Sean to host the closing maintenance day for four families who have requested a maintenance refund. (Put away furniture, take down tarps, put grills inside, etc). We did not pick a date yet because we are potentially opening for some weekends in Oct pending lifeguard availability and weather.

Financials:

- Currently have ~\$21k in the bank and are waiting for a reimbursement for \$30,300 for assistant coaches (salaries and taxes) from the Swim Team.
 - Therefore, current actual balance is ~\$51k. At this point last year, we had ~\$30k.
- Current outstanding principal balance on our loan is ~\$92k. We discussed that we should still aim to meet the 20% max pre-payment amount, which is ~\$18k.

Parking Lot Conversion Project Update and Meeting Prep:

- We have several bids and several different mockups of a design, but no firm plans and detailed estimates. Still, we ultimately agreed the quotes are close enough to \$150k that we can set this as our budget. This assumes we replace new concrete with new grass (cheaper) and likely cut some nice-to-haves from the project (e.g., outdoor kitchen, new furniture, etc).
- Project Details:
 - 4 parking spots were voted higher than 6 parking spots to maximize grass. Two of these will be handicapped.
 - Note: Berean parking agreement is not yet finalized. This will increase our costs by \$5k/year.
 - Agreed on trash area enclave, need a bump stop and a curb against the fence
 - Keep planting and single gate
 - Fence in storage area
- Capital Call Details:
 - \$750/membership required from all current paid members
 - This, along with \$10k from Special Project Fund, \$15k in Swim Team funds from 2024, and an additional \$10k in Swim Team funds from 2025, will fund the project
 - We discussed that the worst case scenario may be that the vote passes but not enough money is collected. Some Board members felt confident we could raise enough money from one-off donations and lowering the bids between

contractors. There is still a chance there is insufficient money raised and the Board may need to refund paid capital calls in full.

- Current members who do not pay will not be able to join the Club/Team for 2 years
- New members joining in 2026 and beyond will pay a \$250 initiation fee on top of annual dues
- Voting Details:
 - Only 1 vote/household
 - No proxy voting allowed per our bylaws
 - Vote will pass with a 2/3rds majority
 - Voting will take place at the end of the meeting via a QR code that links to a Google form
 - Depending on the number of votes cast and attendance at the meeting, the Board may allow additional voting for members who could not attend after the meeting with a two day deadline
- Next Steps if Vote Passes:
 - The Board will inform the membership of a decision and begin collecting capital call
 - 30 day deadline; after 30 days, capital call to increase to \$800
 - Meanwhile, the Board will need to finalize all project details, get detailed plans and quotes, and choose a contractor to break ground in Nov 2025
- Next Steps if Vote does NOT Pass:
 - The Board will inform the membership of a decision
 - Club will explore re-paving the existing parking lot
 - Club may explore replacing the roof in the next couple years
 - May explore other Club improvement projects