

PCC April 6, Board Meeting

April 6, 2017

Attendees:

Becky Moore	President	Jerry Davis	Guest
Brian Kennedy	Vice President	Linda Davis	Employee
Ron Kabelac	Treasurer	Anne Liepman	Trustee
Becki Kabelac	Hall Manager	Rita McKendrick	Trustee
Bonnie Hunter	Secretary	Judy Weese	Trustee

Meeting called to order by President Becky Moore at 6:30 PM

We do not have a quorum so cannot vote on anything tonight.

Caretaker: Keith not here so no Caretaker's report

Treasurer: As of 4/4/17 checking is \$13,189.17 and savings is \$4,005.36. These figures do not reflect deposit made today of \$4,719.45.

Hall Rental: This was a slow month, only two new rentals this month.

Question was raised of what to do with **renters who damage property**, how to deal with them going forward while keeping in mind that they are repeat customers. Our walk through with potential renters MUST point out that they cannot hang anything from the walls or ceiling.

Our renters (both pool and hall) are now required to furnish their own liability insurance per insurance requirements. Our insurance does not allow us to insure our renters on a day by day basis, renters will have to get their own insurance. Our rental agreement paperwork MUST address this requirement. Becky, Brian and Becki will meet privately next week to go over the requirements and determine what we must cover in our agreement and how to present it in a manner to clearly spell out the requirement.

One of our steady renters has not been paying rent consistently over the last year and is currently in arrears by \$5,400 and previous attempts to collect have not met with success. Brian will contact this renter next week, if amount in arrears is not paid he will evict them.

Alarm system: We currently do not have an alarm system, debated various systems and the need. We are required to install Carbon Monoxide detectors because of the gas heat. No decision was made to determine which detector we would go to, either hard-wired or the less expensive plug in model.

We were told that **renters are leaving the fireplace turned on when vacating at the end of the day**. Pool Cleaners were asked to check that it is off each night when they do their walk-thru to make sure windows and doors are all closed and locked.

Membership: Angie was not here but Rita said we brought on 5-6 new members last month. She locked out 11 today after the count. There are approximately 20 on our waiting list.

Pool Rentals: Only 1 pool rental in April.

Becky got a soft bid **on new partitions for bathrooms** in hall and locker rooms/bathrooms and locker room entries in pool area. It will cost approximately \$750 per stall and \$400 per panel for entryways.

Quality heating is in the process of making up a bid to construct the room to house the **dehumidifier outside of pool area** which will take care of the corrosion problems we have been experiencing leading to extensive downtime and costly repairs.

During our **May shutdown**, we will not be doing bathroom repairs. It isn't in the budget. Ole will be coming in for repairs/maintenance, fireplace in lounge will be replaced and new drinking fountain will be installed in the pool area.

Our signage for the pool area are still being worked on by our volunteer.

The **hole in our parking lot** is rapidly increasing in size. Brian suggested getting a truckload of pea gravel to fill it in temporarily so no one twists an ankle (or worse) while we are saving for the money to repave the entire parking lot.

Anne questioned Becki about the **disparity between what the two churches pay for Sunday rental** of the hall. One church only has it for a couple of hours in the morning but the other wants it for 8 hours so pays more.

Hall rentals no longer require a cleaning deposit. That amount was rolled into the rental fee, our cleaner is paid by the hour instead of the \$100/job rate that was done before. Therefore, it does not need to be tracked by the counting team.

We have had a request from repeat renters to have **locks installed on the bathrooms**. Since the men's is the only one equipped for handicapped use, ladies who are in a wheelchair, etc, must use the men's restroom and need to be able to ensure they will not be interrupted. They requested a deadbolt but the consensus is that we would be better off to have a push button style that can be opened from the outside in the advent of a child locking themselves in or a fall or injury while using the restroom.

Meeting adjourned at 7:30.