

PCC August Board Meeting

August 3, 2017

Attendees:

Becky Moore -- President

Brian Kennedy -- Vice President

Bonnie Hunter -- Secretary

Ron Kabelac -- Treasurer

Keith Phillips - Maintenance

Becki Kabelac -- Hall Manager

Linda Davis -- Employee

Anne Liepman -- Pool Rental

Matt Nelson -- Trustee

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

Caretakers report – Not in attendance

Treasurer report – \$25,497.28 in checking and \$4,005.69 in savings.

Hall rentals – Discussion on problems with a frequent renter who has, the last two times, left damage and/or excessive clean-up. Pictures were taken of the last one. They put hangers on the beams in defiance of our express instruction regarding the fact that ladders are not allowed and nothing is to be hung from the beams. The cleaners had to work until renters for the next day had started to arrive to clean it to the level expected for each new renter. Becki was told that renters may use the large coffee pots that are stored in the office but it must be indicated on their contract to eliminate confusion if one disappears.

Membership – Seven new memberships were finalized last week. Seventeen people were locked out for non-payment. We DO have a waiting list to fill those slots if need be.

Maintenance – No major issues. Repaired the handle in the men's dressing room.

Ole's will be coming in to replace a flow meter with a larger one, the pool will not have to be closed for this work. There is a new requirement for an in-line valve to shut off the drain pump in case the drain gets clogged.

Our next plan is to get the dehumidifier moved outside of the pool area to eliminate damage to components because of exposure to the chlorine laden air. This will entail drilling through the wall for vent sleeves over the pool which will be controlled by the dehumidifier. This will, in turn, control the humidity. Quality Heating got their messages mixed and haven't sent in a bid. They are now committed to making up a bid soon. This bid is to include ducting into the dressing rooms to eliminate the humidity from the showers. This should help eliminate/decrease our mold/mildew problems there. Quality Heating will do maintenance every couple of months which will help the life of the dehumidifier. They DID say this is not the actual dehumidifier we need, but we will have to address that issue at a later date.

Becky M. bought the paint for the hallway in the hall, as well, she got a double chair rack and a new microwave. Keith will be working to get the locks on the kitchen doors so long term renters may store their coffee, etc. without having to drag it back and forth.

INFO: The piano in the store room belongs to one of the churches who rent the facility on Sunday.

Pool Rentals – Pool rentals are picking up with the warmer weather. There were 3 or 4 in July and have scheduled 3 or 4 already for August.

Groundskeeping – We have had an offer of volunteer yardwork from an individual who needs to complete some community service. He will be supervised any time he is here and does not represent a danger to members or the community. Becky will sign off on the hours he works.

Noisy rentals/Neighbors upset – Brian is still receiving calls regarding some of our rentals who are becoming rowdy and keeping the people in the surrounding houses awake until the wee hours of the morning. One of the noisy renters is the one who also has been damaging the facility or walking off and leaving a mess.

Our renter who was grossly delinquent has returned the key but still must pick up their personal items.

A discussion was held about **swim lessons**. The need is great and there is a wait list. This program pays for itself completely as well as paying a portion of the wages of the water aerobics instructors and the staff that cleans/maintains the pool and dressing rooms. Linda proposed doubling up instructors as she has done in the past for the times she already has instead of attempting to add another rental. She will begin that with the next class and we will monitor for impact.

Some of the **benches in the pool area are starting to crack** and will need to be replaced soon. That will have to happen after the dehumidifier is done and we can see what funds we have available to start scheduling replacements.

Brian stated that he is still receiving all the mail for hall rentals. When contacted, Nancy thanked us for the reminder and took care of it on Saturday evening.

Meeting was adjourned at 7:30.