

Hobson West Board Meeting Minutes March 8th , 2016

Present: President Jerry Staraitis, Treasurer David Cook, Membership Jen Nagle, Pool Operations Mark Domzalski, Grounds/Insurance Mike Herbst, Secretary Jeff Danbom, Web and Social Media Chris Bojrab, Tennis/Concessions Diane Bates; Attorney Jim Cavenagh, Swim Team Rep Jenny Shultz

Not Present: Sherri Pipala (Swim Team President)

Meeting called to order at: 7:01PM

Jerry: Greetings and welcome, new residents, many new kids, budget

2015 Summary:

Reserve balance to a point where it belongs, 360K in Reserve at the end of 2015. Funds have been distributed to accounts to plan for repairs/changes.

Question: How was reserve analysis conducted?

Response... explanation of a 2nd Reserve analysis conducted in April of 2015, observed, made estimations, David/Jerry then reconciled the list. The glaring concern was the pool structure has not been accounted for in the reserve study. Today it would cost 400K, in 25 years it will be 800K. Checked sources to see the term length of a pool...research was adequate for 60 years.

Question: Pool deck chairs, do they really cost \$150?

Response... we want a quality chair that will last, chairs are all aluminum. A program is in place to replace x slings each year as a way to minimize costs. The commercial chairs are more expensive than a residential chair.

New capital expenditures around 20K. Human connection to HW and the success the pool then brings to our youth

28 factors were identified in the Reserve Analysis. Mention about the 40+ increase to the annual assessment.

2016 to Come:

Fix of concrete

New fence around baby pool. 4 places are currently giving quotes for baby pool
Soon the pool fence will need to be replaced.

Concern regarding people getting into pool facility after hours.

Need for a camera on the premises. Motion activated lights. No decision made.

Check sump pumps, assure you have a check value attached.

Ash trees are coming out. We need to get them out of the neighborhood

Introduction of new Board members

Recognition of outgoing Board members (Paula, Susie, Mark).

Highlights

Pool maintains a highlight of HW

HW is a great place in Naperville to live

People outside of HW look to join the pool, we are still recovering from the increase from 2015.

Look to hire the best lifeguards, tennis coaches, etc.

Physical plant is in good shape.

The board works to stay within assigned budget.
HOA can get materials out digitally. How do we get people onboard?
New windscreens around tennis courts
HOA/Condominium by laws take precedent. We should consider re-writing our by-laws to align. Finalize language, vote and approve.

Question: in 1972/1973 Metropolitan Firm bought the 195 acres. Wanted to put up high rises. A group of citizens blocked the idea.
Finally sold to Mid-America bank...they put the civil plans in place. 8-10 different developers came in to build homes. This was the original Clark Farm. 2 Ponds were given to the association and then given to the NPD.

Building & Grounds – Mike Herbst

Brief introduction

Removal of trees along tennis courts, 3 trees need removal. Proceeding with lowest bid.

We need to pick the trees that will provide sound proofing and security.

Grassy area at the pool that is dried out, company is MIA, time to get new bids.

Insurance, everything looks good right now. Business interruption insurance was looked into, if there was a loss (fire, accident). Acts of God it would not be covered. Continued research for future explanation to the board.

Treasurer – David Cook

Most expenses were similar from 2015 to 2014.

Brief explanation about the loss in revenue how we charged more, had fewer families.

Pool structure \$40 per year to get Reserve built.

Major capital expenses: wind screens, nets, baby pool fence, clubhouse roof,

Assessments collected 88% (last year at 85%).

Change for the tax filing status. David/Jerry meet later this month to submit papers.

Question: Where does the Reserve money sit?

Response: Minimal interest, safe places to put money.

Tennis/Concessions – Diane Bates

Courts will be looked at soon (one major crack)

2 more wind screens to come in this year.

New nets

Lisa- tennis instructor...meeting to re-organize make up's. 65 kids, woman's group, mixed
Registration for tennis will be after swim sign ups. Based on the #'s of swimmers to do both.

Gates will be open if the weather appears to look appealing

Concession room was painted in 2015.

Question: Times for the stand to be open?

Response: only time it will not be open is if they don't have enough guards to run the stand and the pool. If you want something, express interest and then can get it for you.

Question: Do we make any money from concessions?

Response: Some, typically break even, make a few hundred. Provides cleaning supplies,

Question: Policy in place for tennis cancelations?

Response: Twitter will be attached to website for current updates.

Jerry: Introduction of Chris (IT) and Jim C. Chris is working to revamp our website. Website will be updated so that people have knowledge if pool closes.

VP/Pool Operations- Mark Domzalski

Biggest expense = pool, biggest revenue = assessment

May 28th, 80 days until pool opens

Full time open will begin 28th.

Contract is in place for 1st week of May to get pool operational.

Keith Hermann coming back for 5th year. He has been able to do much of the work himself.

Kyle returns as assistant manager.

New chemical controller on order, should be in soon.

New baby pool fence, slings for chairs and feet.

Concrete replaced by need

Purchase 4 new tables

New computer/modem need to upgrade wifi

All but 4 guards are returning.

Ellis training is our norm, AED/CPR certification in process

Rule: swimmer under 9 must be accompanied by an adult. Board will look at the rule soon.

Swim team will host 5 meet this year and anticipate a successful season.

Membership – Jen Nagel

2 parts to membership chair (social committee, non-resident)

Easter Egg Hunt by Kathy Highhouse

A Social committee to organize:

National Night out

Movie Night

Bike Parade

Woman's Tennis

Craft Beer Night

193 had reservations for Annual Picnic, big success, a new chair is needed...

Block Captain- 32 blocks, everyone has a captain

Directory: Working to upload to Google Sheets, Ads to cover printing
32 new families have been added, should be coming out in the next month

We were down about 8K in revenue, we were double other pools in Naperville
NR Swim team \$680 (
NR Community \$780 (\$210 for individual)

Registration closes on 3/18 for swim team.
April 4th approximate opening of NR ST/C will open
We must watch the NR/Res so that it will be in compliance of revenue.

Question: Directory, list kids names for babysit, cut grass, watch pet?
Response: was in the hotlines, not directory. Suggestions for FB.

Question: how to get word out about NR numbers to increase.
Response: wait until after registration.

Question: On membership, do we know who is renting?
Response: 2 listings currently

Question: Volleyball sand court. Can we have one, what about lights?
Response: we do have one, that would be nice.

Secretary Report – Jeff Danbom

Motion to Approve February Minutes: Jeff, 2nd: Diane, All in Favor: All, Opposed: None
Yahoo Group: 193
Facebook Group: 198
Pond Clean Up Google Form:
Suggestion for Assessment forms of pay:

Presidents Remarks – Jerry S

Question: can we put in a flashing light at West St. & Gartner
Response: Naperville will do an analysis, if meets IL Requirements, they will support.

We have a high rate of our assessments that are paid!
Great place to live.

Meeting facility must be willing to accommodate residents

Motion to Adjourn: Jen, 2nd: Mark, All in Favor: All, Opposed: None
Meeting Adjourned: 8:44 PM
Attendance sent to Reggie Lynch at City Hall for Public Records