Athletics Meeting – 4/5/21

Attendance: Glen Katz, Daryl Macellaro, Matt Culkin, Dave Neu, Danielle Maute, Erin Macellaro, Frances Zegar, Chris Kleinwaks, Joanne Karbowniczak, Barry Silbiger, Stephanie Silbiger

Meeting began: 7:35pm

* Hub Lakes update
  + All sports are a go and on schedule for this season
  + We want participation in every sport this year. We will make a list before next month of sports missing teams/sports
* We will motion at April 2021 Board meeting to build a Gaga court
  + Kurt in Maintenance said he can build the sub-surface
* A-Field playground
  + Maintenance team built picnic tables
  + It has been noticed that garbage cans are full/overflowing. Possible need for more cans or more frequent pick-up
  + Border for mulch at playground. Glen and Daryl will speak to Kurt about possible solutions.
* Ladies Horseshoes – Chris Kleinwaks volunteered to coach
* Swimming – no update this month
  + Swim lessons will continue again this year
  + Will be offering an adult swim club this summer
* Idea of WML Cornhole Event was discussed
* Tennis Subcommittee
  + Great info session in February
  + Biggest takeaway is to make sure people understand the overall finances of POA and Country Club
  + Total combined budget of Capital Improvement and Sinking Fund is over $800,000
  + Messages moving forward will be based around finances to let community know that the renovation will not hurt finances
  + Next info session is April 29 at 7:30pm. Info session will talk about the multiple uses of new courts
  + Next Newsletter will introduce casual Sunday “volleys”
  + Pickleball clinic coming in May
  + Discussed how to get better visibility on social media to draw attendance to info sessions
* Men’s Softball – coach’s meeting on 4/12
* Women’s Softball – will order new shirts along with Men’s softball and Toddler soccer
* Toddler Soccer
  + Start date still TBD, Matt Culkin is waiting for township athletic schedule to come out first. As soon as he finds out, we can start signups that immediately following Saturday
  + Latest start anticipated is first weekend in May
  + Suggested we start signups ASAP still with date TBD
  + Thinking with COVID we do 2 smaller groups of kids, possibly 2 groups of 10 kids.
  + 30 minute sessions

Meeting adjourned 8:12pm

Submitted by Daryl Macellaro-Co-Chair

Approved by Glen Katz-OIC

Tennis Sub-Committee Notes 3-30-2021

**WML Tennis Court Replacement Information Session 2: Funding and Finances**

Meeting Date: March 25, 2021 Start time: 7:36 PM End time: 9PM

**Meeting Purpose** (Mark Didriksen, Tennis sub-committee chair)

* + - Project recap including reason for court replacement, options with pro/con and recommendations.
    - Given location and topography, post-tension concrete design is best option for longevity and lower maintenance costs. 25-year warranty with proven history of success in other communities.
    - Modified design to have 5 dedicated tennis courts and 4 dedicated pickleball courts.

**Funding and Financing** (Joanne Machalaba, WML Treasurer and Stu Joseph, Budget Committee)

**Bottom Line**

1. Over 18 years ago, the tennis courts were identified as requiring replacement in the 2020 timeframe. They were on the Reserve Study in 2003 and again in 2018. The expense to do this will only continue to increase.

2. There are sufficient monies to replace the courts now. The total combined amount in the Capital Improvement and Sinking funds is over $844K. Spending $500K on the courts will leave $344K in these funds. There is also an additional $230K in the Equalization Fund and $656K in the Cash Account.

3. Spending the proposed amount on the tennis/pickle ball court project will not jeopardize our ability to pay for current and future expenses.

4. If the Community votes to approve this project, 2022 dues will be based as they always are, on the annual line-by-line budget. Surplus cash can be used to offset dues, as was done this year, and also replenish the funds.

4. Bring ideas for new projects forward to the appropriate Committee for consideration.

5 Most importantly, be an Informed Member and Vote!

**Background Information**

**How the Budget is Set:**

* + - WML financial planning begins with the Community members, either participating on one of 14 committees or sending ideas to the committee.
    - The Committees build the annual budget for work to be done in the coming year. That budget is reviewed/revised by the Board of Directors and then presented to the Community at large at the 1st annual meeting in September. The Community can provide input at this time.
    - The budget is revised considering Community input. The revised budget is again reviewed with the Community at the 2nd annual meeting in October. At this meeting, those present vote line-by-line to approve the budget. Line items can be changed or struck out. At the end of this meeting, the final budget approved by majority vote. The final budget set determines member dues for the coming year.
    - The Country Club is intended to raise its own money by having rentals, the bar, camp and preschool. All should bring in revenue to support the Country Club operations. WML Property Owner Association is organized by constitution to support the common good of the community.

**Special Funds**

In addition to the annual budget, which is in the Cash account, WML has 3 Savings Funds:

* + - * **Equalization**- New homeowners pay an “Equalization Fee” as part of their closing expenses. This is to contribute to the existing amenities they can use. Money from this fund can be used with a majority board vote through a formal motion. There is a one month waiting period to allow for comments, before the money is released for use. This fund currently has $230,552.
      * **Capital Improvement Fund**- Used for large expenses. Funded by the annual budget and surplus cash. The Board can vote to put 8% of surplus into this fund each year. Using money from this fund requires the approval through a simple majority community vote. This fund currently has $379,751.
      * **Sinking Fund**- Used for covering large expenses. Funded by the annual budget and surplus cash. The Board can vote to put 8% of surplus into this fund each year. Using money from this fund requires the approval through a 2/3 majority community vote. This fund currently has $464,759.

**Financial Situation**

* The amount in the funds has grown considerably over time with a combined total amount in the Capital Improvement and Sinking Funds of $844K. If POA spends the estimated $500K on this project, $300K will remain in those funds as well as over $600K in cash.
* As in the past, major projects such as the dam remediation work, have been paid for from these funds. The funds are replenished through the budget and moving surplus cash into them. Money will remain available for future projects.

**Questions & Answers**

**Q**- Is there any option to move funds from Sinking to Capital to get the simple majority?

**A-** A community vote is required to use or move the money from these funds. A 2/3 majority vote would be required to move the money out of the Sinking Fund and into the Capital Improvement Fund.

**Q-** Is there a study of how the tennis courts impact real estate values? Caller stated the courts were in disrepair when he moved here 7 years ago. If he were looking at the same house now, he would reconsider and look elsewhere due to the condition of the courts. This reflects on how well community assets are maintained.

**A**- While no formal study was done, realtors who were consulted on this point, strongly stated the courts are an important selling feature to many and as above shows how well WML maintains the common properties.

**Q-** Will the court be raised from where it is now?

**A-** Yes, the court will have about 4-6” of leveling gravel and the new surface will be 5-5.5” thick.

**Q-** The price seems to be an issue, so would there be a viable option to add roller hockey into the design?

**A-** Other activities could damage the playing surface and may void the warranty. Perhaps the basketball court area can be utilized for hockey. The vendor will be a guest at one of the Info Sessions to give our community a clear understanding of the build and warranty.

**Q-** How was the $209,000 maintenance savings between asphalt and post tension calculated?

**A-** Over the 25-year post-tension warranty period, maintenance costs for asphalt and post-tension were compared. Asphalt requires much more maintenance and crack repair, as seen from the history here of resurfacing and patching.

**Q-** Are we talking about this being done in 2022? **A –** Ballot question in October and work done in 2022.

**Q-** What are we doing this year? **A**- Keep patching as best we can.

**Q-** Does the project include lights and fencing? **A**- No lights. It includes fencing, which also needs replacement.

**Join the next meeting on Thursday, April 29th at 7:30 pm via Zoom.**

**Look for the invite on WML Facebook page.**

**Topic: Making the Most of the New Courts – Tennis & Pickleball Lessons, Camp Use & More!**