

Dominion Hills Area Recreation Association
Regular Board Meeting Minutes
January 5, 2017
DHARA Community House

Board Members:

Present: Michael Berecz, Scott Christensen, Rich Engel, Zack Fraser, Brice Henderson, Dennis LeNard, Melissa Martin, Michael McMahon, Elinor Schwartz, Jennifer Smith, Julie Smith, Scott Tate, Wayne Vincent

Absent: Matt Long, Stephen Nix

Quorum: Yes

Others present: John Aldonas (Manager)

Notice of Meeting:

Sent on: January 3, 2017

Call to Order and Remarks:

Scott Tate called the meeting to order at 7:36 p.m.

Approval of Minutes:

The Board approved the minutes from the October, November, and December 2016 meetings.

Confirm Executive Committee Actions:

Since the December meeting, the Executive Committee approved a debit card for the Membership Recorder with a \$2,500 limit, which was confirmed by the Board by unanimous consent.

Financial Report:

For the fiscal year to December 31, 2016, net operating income was \$109,740. As of December 31, 2016, the cash balance in our operating account was approximately \$ [REDACTED]. As of December 31, 2016 our investment portfolio with Vanguard had an approximate balance of \$536,210. Our portfolio was up approximately 24% for the fiscal year to date. The breakdown is Money Market at \$ [REDACTED]; S&P 500 at \$ [REDACTED]; 1-3 Year T Bond at \$ [REDACTED]; Aggregate Bond Fund at \$ [REDACTED]; and Russell 2000 at \$ [REDACTED]. We have approximately \$ [REDACTED] in the Goodlett Scholarship Fund.

The Board discussed the scope of work in the Bay Biz contract, the need to verify checks provided to Bay Biz and to have them deposited quickly, and the desire to have these issues resolved before the annual billing cycle. Zack Fraser agreed to relay the Board's concerns to Bay Biz and to arrange a meeting to discuss our concerns.

Membership Recorder's Report:

DHARA has a total of 508 memberships, with 500 standard shares and 8 Emeritus shares. There are 417 families on the wait list, which is approximately a five-year wait. The Board approved the sale of Membership #218 from [REDACTED] and [REDACTED] to [REDACTED] and [REDACTED] on motion of Melissa Martin, seconded by Brice Henderson.

Manager's Report:

John Aldonas reported that he is continuing to look for a new assistant manager. John also is exploring various options for remodeling the Community House bathrooms. He also met with a contractor regarding a new front door and kitchen renovations in the residence.

There are now three monthly rentals of the Community House. John will deposit the checks for holiday rentals from Thanksgiving through New Year.

John suggested purchasing a corn hole set, in addition to the pool table we are planning on.

John reported a crack in the PVC pipe leading to the main drain and plans to replace that section of piping before we reopen.

Wayne Vincent asked about replacing the sand in the pool filter before we open. John said that is something Jeff Allen can do.

Annual Meeting Preparation:

The Board discussed the proposed budget and the best means of balancing it. Mike McMahon disagreed with the previously discussed proposal to increase dues by \$5 per membership. Rich Engel noted in response that our annual property taxes have increased to about \$45,000 from only \$9,000 in the not-too-distant past. The Board discussed proposals to have a \$10 or \$20 increase next year but no increase this year. Michael McMahon moved to not raise annual dues this year but to raise them \$10 or more next year; Mike Berecz seconded the motion; and the Board approved.

The Board discussed adjusting various line items to balance the budget. Julie Smith moved to allow the Executive Committee to discuss and finalize the budget by January 12, Dennis LeNard seconded the motion, and the Board approved.

8th Road Project:

Rich Engel reported that Glenn Page (Capital Projects Manager for Arlington County) had explained that a water drain could not run down the center of 8th Road due to location of the gas line. The County also was not interested in creating a pond for water runoff because of the expense. Rich asked if there would be a way to drain along the edge of the property, as it drains now. Wayne Vincent noted the need to push back to make sure a permanent easement on our property is necessary. The Board agreed that now is the time to get an opinion from Walsh Colucci about whether the 8th Road project will affect our property value.

Updates:

• **Goodlett Scholarship:**

Scott Tate reported that the scholarships for 2016 were awarded to Jacob Larson and Mary Hanula.

There were no updates for Winter Swim or the Insoe Rental Property.

Adjournment:

The Board unanimously approved adjourning at 9:50 p.m.

Respectfully submitted,

Scott H. Christensen
Secretary