

**Dominion Hills Area Recreation Association
65nd Annual Membership Meeting Minutes**

February 3, 2021

Held via Zoom due to Covid Pandemic

Call to Order and Remarks:

Jennifer Smith called the meeting to order at 7:02 p.m. with a quorum of members present. She thanked everyone for joining and asked everyone to rename themselves on Zoom with their name and DHARA membership number. She requested that members use the “raise hand” feature to ask questions or put questions into chat. She also reminded members that if they have not yet voted, to please do so by 7:45pm.

Jennifer thanked everyone for their patience and goodwill during this year like no other, and thanked the Board members and pool manager, John Aldonas, for their hard work in coordinating protocols, attending regional meetings of other pool managers as well as weekly board meetings as procedures were formulated to allow the pool to open in a safe manner. The pool also completed a major capital project, the pump room/concrete deck replacement, as well as a project to slow the erosion under the wooden pool deck. With planning, a limited swim and dive season took place in July and August. Finally, starting in October, the pool was rented out to an NCAP team which has continued through the winter months and has helped recoup lost income over the past year due to a lack of community room rentals, guest fees, and August-September rentals which did not take place.

Approval of Minutes of the 64rd Annual Membership Meeting:

On a motion by Brice Henderson and a second by Sam Alexander, the minutes from the February 5, 2020 annual meeting were approved.

Nominating Committee Report:

James Woodward, chair of the Nominating Committee, presented the slate of six candidates running for the six open positions on the Board. Matt Bachrack and Sam Alexander, current Board members are running again, along with Greg Langsdale, Stuart McFarren, Dave Messman and Thad Odderstol. The candidate who receives the lowest number of votes will fill a two year slot which opened up last year when a Board member resigned. There were no nominations from the floor for additional candidates to add to the slate. A motion to close the nominations was seconded and approved.

Membership Report:

Membership Recorder Julie Jernigan reported that the Association has 507 memberships, including 500 standard shares and seven emeritus shares. Julie noted that there are 410 on the waitlist with one sale in progress. Currently it is taking 5-1/2 years to move from the wait list to the membership. There are many rental requests coming in for the 2021 summer season. Julie noted that there is no guarantee that a membership will be rented for the summer; if a renter is not found, the pool member is responsible for the annual dues. A member, Spencer Page, thanked Julie for her many years of service. Any questions, please contact her at membership@dominionhills.com.

Treasurer’s Report/Annual Budget Presentation/Request for Motion to Approve:

Nathan McQueen, Treasurer, presented the Treasurer’s Report and Budget and noted that an accounting firm has been engaged to prepare the auditor’s report, as per the DHARA by-laws. The fiscal year begins on March 1 and ends on February 28 of each year. The Treasurer’s Report was based on no community house rentals for most of 2020 (loss of \$15,000 last year), with no summer/guest passes (loss of \$12,880 last year) and no swim lessons. Additionally, the Inscoe rental house was empty for several months during the year. On the upside, Nathan reported that the NCAP rental over the fall and winter (and into April) will yield approximately \$50,000 in revenue.

For FY 22, assumptions include no community house rentals until the end of 2021, no summer/guest passes, and no swim lessons with the loss of income partially offset by reduced personnel costs and a deferral of the capital contribution. Due to an increase in the Virginia minimum wage to \$9.50/hour, payroll costs are estimated to increase by \$10,000. (The hourly minimum wage will be \$11/hour in 2022 and \$12/hour in 2023.) The community house painting project is planned to be completed in the fall of 2021 and is estimated to be \$25,000 for repairs to the deteriorated wood as well as repainting the exterior of the entire building. The loan repayment of \$50,000 will be made.

For the next fiscal year, the Board has voted to raise dues by \$25 (to \$915) and \$10 for emeritus members (to \$425), which is approximately an increase of 2.5%

Unfunded projects (in no order) include new wi-fi for pool (\$1200); tree trimming (\$6,000); new water fountain with built-in water bottle filler (\$2,000); boiler replacement (\$15,000); A/C condenser replacement (\$2,000); wooden deck replacement (\$20,000); and capital contribution (\$5,000-\$25,000).

Chris Tighe made a motion to approve the budget; Spencer Page seconded; 34 members in attendance voted to approve the budget for fiscal year 2021-2022.

Pool Manager’s Report:

Manager John Aldonas presented the Pool Manager’s Report. John noted that in his 20 plus years of managing a pool, that this year was the most interesting as well as most challenging. There were no major safety incidents, the pool followed all state and health department guidelines to allow us to open in a safe and healthy manner, and as the staff did a fantastic job of following procedures and extra cleaning duties, he has offered them all their jobs back for the coming season.

As always, a few things broke including a crack in pipe for the main pool (repaired); an underground electrical short and exterior floor light (repaired), and the pool vacuum died and will be replaced for the 2021 season.

The season is expected to open on Mother’s Day weekend under the constraints of the covid-19 social distancing requirements/reservations similar to last summer, however, John is hopeful that by August, we may be able to return to a more normal summer season.

The Pool Manager's Report was accepted by unanimous consent.

Facilities & Construction Committee Report:

Mike McMahon, Chair of the Facilities and Construction Committee, reported that the pool deck repair project was completed in the spring under budget. Designed by Seal Engineering, the work was completed by Vatica Contracting. Also completed in the spring was an erosion control project under the wooden deck, also designed by Seal Engineering, by Gary Thompson who has done many projects for the pool over the years.

The Wifi upgrade project for the pool was not completed this year as it was not safe to access the building but will hopefully move forward this year. Estimated costs are \$1,000 with lower telecom costs offsetting the charges.

On the table this year is the repair and repainting of the community house/residence. Two estimates have been received (approximately \$25,000) and we are waiting for a third price.

Long Term Planning:

Rob Smith, Chair of the Long Term Planning Committee, reported that the Committee has interviewed and researched other pools in the area to determine what upgrades have been done at what costs. Plans for this year include sending out a member survey to poll members.

A member suggested that a plan should be prepared for one, five and ten years and to consider if DHARA should consider putting the property into a conservation easement. The Northern Virginia Conservation Trust would be a resource to consult. The pool is currently zoned R-6 and previous studies have shown that five lots could be put on the Insoe property and 3 lots in the front area, however, much of the pool property is in a Resource Protection Area (RPA) which would prohibit development of most of the property.

Water Sports Committee Report:

Christian Beckner, Chair of the Water Sports Committee, reported the swim and dive teams had abbreviated seasons this summer during July and August, using socially distant procedures and limits to swimmers in lanes and divers in the diving area. Currently in planning is a winter swim session to be held at DHARA as the pool is currently open which will save on rentals costs at the W-L pool. The NVSL is planning a season of some sort for the summer of 2021.

Board of Directors Election Results:

Jennifer Smith reported the results: Matt Bachrack, Sam Alexander, Stuart McFarren, Dave Messman and Thad Odderstol were elected to the Board for a three year term, with Greg Langsdale elected to a two year term to replace the vacancy left by a board member in 2020.

Other Items:

Several members have expressed interest in keeping lap swimming reservations going forward even after covid restrictions have been lifted. Other members have contacted the Board with the hope that the pool could stay open into October of this year, with an additional fee to be paid by members wanting to swim.

Christian Beckner thanked the three departing Board members for their many years of service: Jennifer Smith, Dennis LeNard and Matt Long.

A member asked about the impact of the underground streams on the pool walls and structure. Although the concrete deck project greatly reduced the amount of water in the pump room, there is still water seeping in between the wall and the floor. John Aldonas has contacted Seal Engineering to investigate this ongoing issue. Another water related issue is that the area on the back of the property is so swampy that it is difficult for neighboring members to walk through to the pool from Boulevard Manor. Because this is the area in the Resource Protection Area, there are strict limits as to what can be done. John mentioned that he can't even get the lawn mowers down there because the area is so wet.

Adjournment:

The meeting was adjourned on an approved motion at 8:28p.m.

Respectfully submitted,

Mary Jane Klingelhofer
Secretary