Drum Point Club Project, Inc.

Drum Point Club

Board of Directors Meeting

08 August 2017

The meeting was called to order by President Ralph Swartwood at 6:30 pm.

Attendance: Ralph Swartwood, Dennis Baker, Brook Edinger, Ed Luczak, Eric Andreas, Bruce Fall, Mary Ann McGowan, Tim Edinger

Election of Officers

- The Board elected new officers for the Fiscal Year beginning July 1, 2017:
  - President – Ralph Swartwood
  - Vice President – Dennis Baker
  - Treasurer – Brook Edinger
  - Secretary – Ed Luczak
- Brook announced that he will be moving to Rome, Italy in July 2018.

Minutes

- Minutes of the June 6, 2017 Board of Directors Meeting were approved.
- There was no Board of Directors Meeting held in July 2017.
- Many thanks to Bill Lotzman for his service as Drum Point Club Secretary; his term ended June 30, 2017.

Financial Report

- Brook distributed the 2016-2017 Year-End financial report. The Club had a loss of $1,164.40 for the Fiscal Year that ended June 30, 2017.
- Brook asked Board Members to cash any outstanding reimbursement checks.
- Ralph will give Brook access the Vanguard cash reserve accounts, so that he can obtain recent account statements.
- The proposed 2017-2018 Budget has been approved by membership ballot.
- Brook distributed the financial report for July 2017.
- Ralph reported that membership dues for the 2017-2018 year are still being received.

Rental Update

- Mary Ann noted that November 2017 would be a good month for clubhouse repairs, painting, etc., as no rentals are now scheduled.

Activities

- Ralph reported that he is planning several more music events, and an Octoberfest event.
- Ralph reported that he is planning a "History of Drum Point" event for November, including a talk given by Paul Kerman's daughter.
- Mary Ann proposed that an Events Committee be formed, to include both Board and non-Board members, that would meet regularly to plan Club events and activities. This Committee might also sponsor activity groups, such as a Drum Point Club Gardening group, that would plan and tend to the Club garden areas.

Proposal to Change Meeting Date

- Ralph proposed moving the monthly Board of Directors meeting to the first Monday night of the month. After some discussion, the Board decided to keep the meeting on the first Tuesday of the month.

Membership Ballot Results

- Ralph announced that the preliminary results of the membership balloting indicates that all five ballot questions have been approved by wide margins:
    - 2017-2018 Budget
    - Install Automated Gate
    - Purchase Lawnmower
    - Refinance Loan and Increase Loan Amount
    - Bylaws Exception to allow President and Treasurer to serve an additional term
- Voting is open until September 1, 2017.

Loan and Property Appraisal

- Bruce announced that the refinance loan has been approved by the bank.
- Bruce noted that the bank needs a list of planned expenditures for the amount of the loan increase. Ralph will prepare a list.
- Board members expressed their opinion that the Club's insurance coverage should be reviewed.
- Ralph proposed that an appraisal be done of the value of entire Drum Point Club property. Board members expressed their concerns that:
    - The appraisal is not needed for the new loan.
    - The appraisal is not needed for our current cost accounting method.
    - The appraisal will cost us some amount.
    - The appraisal information may encourage some Club members to advocate selling the entire Club property, and distributing the proceeds among the members, which would be counter to the Club purpose.

Front Gate

- Board members expressed their satisfaction with the installation of the replacement manual front gate by Clinton Fence. The installation was completed on July 26, 2017.
- Ed described an update to the automated gate proposal received from Link Systems. In addition to the proximity card readers inside and outside the gate, a keypad will also be provided at each location, to enable rental customers to enter the Club without needing a Board member to open the gate. The keypad access codes can be easily changed.
- The Board approved moving forward with the contract with Link Systems for installation of the automated gate opener with access control.
- The Board encouraged the exploration of security systems that could satisfy Club needs, and the development of a proposal for installing new security cameras.

Signs for Club

- Ralph presented two options for a new sign to be mounted on the newly repaired front gate: (1) a red STOP sign, and (2) a yellow "Gate Locked" sign. The Board approved the red STOP sign.

Internet and Phone Issue

- Ed presented the Revised Internet and Phone Service Proposal (handout provided).
- The Board approved the proposal for obtaining Comcast Internet service at the Club, and for switching from Verizon land line phone service to Vonage Internet-based phone service.
- The Board also approved two proposed Future items: adding a campus roof antenna to extend Wi-Fi signals, and purchase of a conference phone for Board Meetings.

Kayak Rack

- The kayak rack issue was tabled for tonight, and will be discussed at a future meeting.

Fire Pit

- Brooks's son Tim attended the meeting and proposed that he build a fire pit for use of Drum Point Club members, to satisfy his project requirements to become an Eagle Scout. Tim is currently a Life Scout, and is working on achieving Eagle rank. Tim must complete his chosen project by June 2018.
- The Eagle project must be designed to provide a lasting positive effect on the community. The Eagle candidate and his troop provide the labor for the project, and the troop provides the materials. The troop conducts a fund-raiser to purchase the materials.
- Board members expressed enthusiasm for the project, but noted several concerns that must be addressed:
    - Local ordinances may prohibit fires; we must check with local fire authorities.

    - Club Rules currently prohibit fires. The Board can change these Rules. Board members suggested a review of Club Rules.
    - An appropriate location for the fire pit on Club property must be selected.
    - A design for the fire pit would be needed. Tim suggested that he could build some benches to surround the pit as part of the project.
    - Would it be prudent to provide a water hose that could stretch to the fire pit site? Could the hose be operative during the winter, when outside faucets are typically turned off to prevent freezing?
- Board members suggested several alternative projects at Drum Point Club, in the event that the Fire Pit cannot be built, including an annotated nature path around the property.
- The Fire Pit proposal will be discussed at the next Board meeting, including input from the local fire authorities, and any modifications to Club Rules that may be required to proceed with this project.

Lawn Mower

- Ralph reported that the ailing John Deere lawn mower that we currently use to cut the Club grass areas will likely survive through this cutting season. Before the next cutting season begins, the Board should decide to either purchase a replacement mower, or to contract for a lawn mowing service.

Adjournment: The meeting was adjourned at 8:30 pm.

Prepared by: Ed Luczak, Drum Point Club Secretary