

Town Hall Meeting Notes – October 8, 2022

Notes were taken by Valerie McCormick, HR Manager

Responses in italics were done by Linda Brown, Interim Transition Manager.

The following are questions or comments from the Town Hall Meeting from 10/8/22:

- Cliff Shelton - It appears that 1/3 of the dues increase is going directly into the reserve. (This will be researched and answered)
 - *Of our \$3,753,550. dues revenue in 2023, \$1,200,000 is earmarked for reserve. That is 31% of the total dues. The increase of \$250. of \$2,050. is !2.1% of our dues.*
- David Stamm – Feels 15% funding for reserve is too low. We should be at 30%, however feels we cannot get there with just dues increases. He suggested consideration of a special assessment to get closer to a 30% reserve percentage.
- Unidentified member– Members who rent their properties should pay higher dues or double the fees paid to the association for short term rentals to help increase reserves.
 - *The new Fines and Fee Schedule was approved by board on Oct 15 ,2022. Rates have increased. Additional fees changes will be on the Nov 2022 board agenda.*
- Sandy Bader – With the change in the GM, what is the Board’s decision on hiring? Will it be a management company or a new GM? And, does the budget reflect the cost for either decision?
 - *The Board has selected a management company. The contract negotiations are with legal at this time. We anticipate using our previous GM’s salary and the controller’s salary to cover the new management costs and a new GM.*
- Unidentified member– Where is the PPP money?
 - *The PPP monies were rolled into the past years budget and spent. The loan was forgiven, and we expended the money on required line item of wages in the budget. The remaining monies was needed to balance the budget.*
- Leslie Brown –Since renters and construction workers are causing extra wear on our roads and facilities, the fees need to increase to help cover the cost of maintenance on these areas.
 - *We have increased our fees. We can also look at increasing it more.*
- John Rabe – Why is the bar and restaurant revenue combined?
 - *We have divided most of the bar and restaurant income and expenses. However, some bills are charged to the clubhouse, so splitting those is an estimate, and more division can be investigated. Dividing the revenue has been an on-going recommendation from the Finance Committee.*
- Steve Smith – Keeping the bar open will cause the bar to continue to lose money for the rest of the year.

- Nancy Foote –Why is it necessary now to have line items on capital expenses regarding remodeling the restrooms in the clubhouse?
 - *Those items are recommendations only. A further study, is needed regarding assessments, and the up-and-coming survey will be used to make those decisions.*

- Kristy Gough – Would like an explanation as to why the restaurant and bar are losing so much money.
 - *This is why we closed the restaurant this summer. Further analysis of the existing condition will need to be done to answer this question accurately. The management company has a restaurant and bar support component and will make recommendations in this area.*

- Larry Corona– Why are fees for boats launched so low. This should be increased.
 - *This specific fee will be proposed for increase at the November Board meeting.*

- Barbara MacArthur – A request to conduct a diligent search to get better insurance rates.
 - *This will be an item for the new management company to review and investigate.*

- Joan Maleski – Our restaurant that has lost money every year? Why is Bailey Creek’s restaurant successful? How much are the members actually using the restaurant and do the member’s want to continue to subsidize the losses?
 - *This is why we are doing the survey. The management company will also be able to make recommendations toward a profitable restaurant.*

- John Rabe – Expressed his agreement to have a one-time assessment to get the reserves funded to an appropriate level.

- Penny Leinwander – Why is music program money still reported by both LACF and LACC. (Ed Organ offered to meet with her separately to explain when and how the changes occurred.)
 - *LACC no longer manages the funds for the Foundation’s budget or expenditures and is a zero-budget item for LACC.*

- Ed Organ – discussed prior year surpluses and roll overs.

- Sandy Bader – Does LACF pay for LACC employees at their events such as security and maintenance? A decision regarding the reserve funding percentage should be made by the entire membership and not just the Board. A request to explain the budget requests included in the budget draft and whether or not any of these have been approved and funded.

- *Sandy's question had been previously answered.*
- Mary McMillan – Why is the bar open all year when most of the membership is not here.
 - *Having a year-round bar has been an amenity and tradition of LACC for many years. Changes of the operation may be considered by the board with the guidance of the new management company.*
- Steve Smith – The bar and restaurant had a \$27,000 loss in the 4th quarter of 2021.
- Kristy Gough – Any idea how much more the bar will lose for the remainder of 2022? Even though it is open during the winter for just a small number of members, it is important as it is a place for them to gather.
 - *The total YTD loss for the F&B is \$69,341 as of 9/30/2022.*
- Donna Martin – The clubhouse needs to remain open and not closed for the winter as it is an important member gathering place for meetings, playing games, socialize. The clubhouse can also be used by members when the power goes out and/or during emergencies.
- Dale Kiriaze – He feels we do not need to beef up security staff as he has not seen an increase in crime with less security. With the cost of gas, do we really want security patrol just driving around? Also, in order to attract and maintain good staff, we need housing.
 - *Housing is an issue. We had Doug Coffman and Kristy Cox attend the housing project meeting in Chester on Oct 19, 2022. Results of workshop will come out in the spring.*
- Unidentified member– There have been a lot of questions asked. How will the Board and/or Linda communicate the answers to the members?
 - *The member's questions and comments will be posted on Nabr.*
- Unidentified member– Fines and fees need to be increased now and not next year.
 - *The fee schedule has been increased and will take effect Jan 1, 2023*
- Unidentified member – A reminder that special assessments must be voted on by the members.
- Kathy Dole – Can the members still submit letters regarding project 2105?
 - *Information will be forthcoming on Nabr.*
- Donna Martin – Encouraged everyone to attend the Town Hall meeting in Chester on October 24th regarding project 2105 at 5:15.