

## SSTC Annual Meeting Minutes

June 9<sup>th</sup>, 2020

Present were Stephen Lehan (President), Jim Hemenway (Treasurer/Secretary), David Kachensky (board member), Paula Hemenway (member), Lee Erb (member), Megan Macintosh (board member on phone).

Meeting called to order by Mr. Lehan.

### **Topic #1 – Financials, Stephen Lehan**

Handed out and discussed financial documents from year end 2019 and June 4<sup>th</sup> YTD. Balance sheet, income statement, cash flow statement.

Currently \$190k in cash on hand. Question was asked about the \$3,000 payable to John McGraw on balance sheet. Mr. Lehan informed that substantial efforts had been made over years to contact McGraw (Longview Associates) unsuccessfully. Since Longview is out of business and McGraw is deceased, we agreed to cancel this payable.

### **Topic #2 – Membership trends, Jim Hemenway**

Handed out and discussed a document showing membership trends and member arrearages. We had 59 equity members (all time high) in 2018, 57 in 2019, and 47 paid as of the annual meeting. Two members have explicitly told us they were not paying in 2020 due to kids growing up. Outside annual memberships were set at 20 for 2020, down from 24 in 2019 and 32 for several years before that. We received 29 applications for annual memberships this year.

Current arrearages at \$254k. Since the beginning of the year we've had a property come current (\$4.2k) due to a home sale, offset by the two members opting out in 2020 and one non-transferable member asking us to stop billing him. \$190k of the \$254k is on homes w/o their own backyard pools.

### **Topic #3 – Capital Improvements/Infrastructure, Jim Hemenway**

Discussed buying a cabana bench to place between the two tennis courts. Benches cost about \$2,200 plus installation in-ground. Deferred voting on purchase pending further research.

Discussed placing windscreens on north and south fences for better ball visibility/contrast during games. Windscreens cost roughly \$150 for a 6' x 60' size screen.

Discussed fixing tennis court surfaces. Options are resurfacing vs. post tensioned concrete. Discussed painting fence posts.

Discussed parking lot resurfacing.

Agreed to remove the fence blocking access to the former kids play area to increase usable space.

Discussed policies around inflatables in pool, parties and pro-ration of memberships in case of shortened season.

Submitted by Jim Hemenway, Secretary