

8-19-23 Minutes of Annual Meeting of HABC

The Annual Meeting of HABC was convened on August 19, 2023 after proper notice. The meeting was called to order at 9:00 am.

The Board members present were:

Larry Davis, President

Wendy Jacobs, Vice President

Susie Canton, Treasurer—Could not attend to due to a family issue

John McGavin, Secretary

Lee Raesly

Tom Donnelly

Stuart Rogers

Ann Cameron

John Scheurer

1. **Approval of the Minutes of the Annual Meeting of 2022.** The minutes of the Annual Meeting of 2022 were unanimously approved.
2. **President's Report:** Larry reported that the club is in good shape financially. The club has a \$225,000 reserve. In 2022, the club had a small operating loss of \$14,000. In 2023, we anticipate to approximately breakeven on expenses and income. In terms of usage, there have been 7,000 beach check-ins, and an expected total of 10,000. There will be a likely total of close to 20,000 visitors.

Delaney litigation. Larry reported that we have agreed in principle to resolve the litigation. The parties have agreed on a term sheet, and hope this will all be resolved shortly. The term sheet will be converted to a final settlement and executed by the parties in the near future.

Staffing. Larry offered thanks to the staff, including Martin, our manager. Martin reported that the staff in the reception area were very good, most will be back next year. The Life guards are experienced and have done a good

job. A lot will be back. Martin is returning and will be in a different capacity. Martin has agreed to expand his administrative role and delegate some of the day to responsibilities to other team members.

Thanks to the volunteers. Larry recognized and gave thanks to Paddy Richards, Stuart Rogers and her party planners, and others who have organized events and games, cards, canasta 29, mahjong. Larry thanked Ann Cameron for her service on the successful and busy tennis program. Lex inherited the kids program and has done a great job.

3. **Treasurer's report:** Due to Susie's absence, the report was deferred and the financials reports are available for member review.
4. **Membership:** Wendy reported that it was quiet and the majority of the members are happy. There are 190 total members. There are 12 senior and 10 associate members. There are just under 1,300 authorized users associated with all the members. This is an issue for our members to access the facilities.

Larry noted that the Board continued its longstanding position of not accepting associate memberships. Larry cited the following reasons:

A. The club is crowded. The recent club survey showed members don't want major changes to the club but would like some improved facilities. These include improving the bathrooms. Members have also requested more deck space, chairs, tables, which indicates we are at or near capacity.

B. Memberships aren't hereditary. Membership is based on being an owner in the community. The membership can't be passed on. It means that membership remains tied to property ownership. If the club granted a hereditary right to the associate member class, then the other classes of membership would be disadvantaged relative to associates. If all classes were granted a hereditary right to membership, the club would quickly exceed its membership limits.

There followed a discussion about the 10 associate members who would like to keep their membership. Several members spoke up about the feeling that associate members had an expectation to keep the membership in the family. There was further discussion about the Hartley matter, and a question as to the Board's ability to change by-laws by a 2/3 vote of the Board. .

5. **Events:** Tom reported that there were 7 private events scheduled, with 2 cancelled. Tom reported that we continued the Friday evening on Music on the Deck and also Friday movie nights.
6. **Social:** Stuart reported on the major events of the season which were Memorial Day, 4th of July (428 attendees) and the upcoming Labor Day event to close out the party season. Stuart congratulated and thanked the “army of volunteers” who made the events successful. Stuart also reported on the growing attendance for games like mahjong and bridge.
7. **Survey:** Lee provided a power point of the survey results, focus group, with the help of ClubInsights to lead the survey. 114 surveys were completed. “No major variance when considering tenure and frequency of use in the results”.

The key findings of the survey are:

- a. Of the respondents 70 % use it a lot.
- b. Almost 25% of members are relatively new.
- c. The members are Family-oriented and generational.
- d. The members like a low-key vibe, “...we don’t want this to be a country club”.
- e. 43% requested more chairs and umbrellas.
- f. Many members wanted to extend the season.
- g. Pickleball was preferred by 35%.
- h. 39% said tennis is important.
- i. Lee suggested check-in data probably underrepresents the usage by half. There are big spikes on the weekends, during the week very limited.
- j. In response to the question: What would you like to see from the club house in the next 5 years? Members requested, bath rooms, more deck space, food trucks, more shaded areas on the deck.
- k. The key components of the survey are: a. deck improvements, b. clubhouse improvements, c. 6% said no changes, d. 69% support clubhouse and deck improvements.
- l. Identified projects: a. new bathrooms, b. additional deck space, were the first 2. Most people like the club pretty much as it is. 68% supported keeping the club open in September.
- m. The plan is to send out a second survey, to follow up on the information from the prior survey.

- n. There are three approaches: a. remedial improvements, b. remodel, which was proposed in 2019 to upgrade the existing structure, c. rebuild it.
8. **Tennis and Beach:** Ann reported that the Guards do good job. Umbrella attendants have done a good job. 15,000 cups have been used and still more to go.
9. **Tennis**—Ann thanked her committee, and the organizers. Ann reported the courts are in good condition, maintained by Carl Pearson. Ann recommended to keep the courts open through October. There are Ladies team matches being played. New nets are being purchased for next year. Keystone will open and close the surface when it is time to shut down for the year. Poker tennis is scheduled for Labor Day. Ann closed her remarks by stating that she had decided not to serve another term and was resigning from the Board.
10. **Election:** John reported that Ann Cameron, Tom Donnelly, and Wendy Jacobs had received the most votes for election, but that the Board would review the by-laws as a result of Ann's resignation.

The meeting was then adjourned at 10:09 am.

Respectfully Submitted,
John McGavin, Secretary