MINUTES
BOARD WORKSHOP
MONDAY, AUGUST 3RD, 2026
9 AM – CAPER ROOM

APPROVED

DIRECTORS PRESENT:
Ron Clark, President
Jim Collins, Treasurer
Carrie Blaylock, Secretary
Julie Porto, Vice President
Geri Roberts
Greg Eisman
Tony Rickert
Wayne Keyes

OTHERS PRESENT:
Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
7 members are present and 11 via Zoom.

Directors Absent:
Arthur DeAngelis

Meeting called to order at 9:00 a.m./Pledge of Allegiance
Quorum established with 8 Directors present

The following items were discussed:

Price increase for guest passes

President Clark stated that the first item on the agenda is the price increase for guest passes as the current price per day is two dollars. He gave this item to Community Manager Reitz to explain the budget options to the board. She stated that the Budget Committee is working on the budget and one revenue line item that could be increased is the cost of guest passes. The cost of guest passes hasn't gone up in at least ten years, yet everything else has increased. So, the Budget Committee's recommendation is to increase the guest pass fee to $4 for 2027. The CA sells about 21,000 guest passes a year. At the two-dollar fee, the income is $42,000 to the budget, if it's raised to three dollars it's $63,000, to four dollars it's $84,000, and if the fee is raised to five dollars it's $105,000. So, the guest pass fee does impact the budget. If the board approves the four-dollar increase the budget drops two dollars per member, with the five-dollar increase it's another two dollars per member with the fee increase. President Clark then asked any CA members in attendance to speak on this topic prior to the board discussion. Elysa Hendricks and Linda Grabowski both spoke twice while Daniel McCausland and Debbie Reilly spoke once. The consensus with the CA members in attendance was that the guest pass price increase should happen but not be increased to five dollars per guest pass. President Clark reminded all individuals present and on Zoom that this would go into effect in 2027. The board members present has an extensive discussion on what the price increase should be. President Clark posed that the membership feedback could help decide what price point would be acceptable and encouraged membership feedback. President Clark approved the potential price increase for guest passes to be on the August 12th agenda.

Fitness Center equipment replacement

President Clark specified that the second item on the agenda is the approval of the Fitness Center equipment replacement which goes to the Fitness Committee Liaison/Treasurer Collins and Community Manager Reitz. Fitness Committee Liaison/Treasurer Collins described the process of purchasing equipment for the Fitness Center. He said that whenever any item is purchased it is added to a spreadsheet and given a time frame for use. Each year the committee reviews the spreadsheet to decide what equipment needs to be replaced. This year five pieces of Fitness Center equipment will be replaced. Community Manager Reitz confirmed the number of pieces at a cost of $24,467. She went on to say that three of the items are on the replacement schedule for 2026, one is 2027, and the other is 2029. Daniel McCausland and Jen Smith each spoke once while George McGuire spoke twice regarding the Fitness Center, the equipment replacement, and what equipment that is being replaced. A short discussion with Board members and Community Manager Reitz began regarding which equipment was being replaced, the lifetime of said equipment, and the confirmation that the new equipment is not from the same manufacturer. President Clark approved the Fitness Center equipment replacement to be on the August 12th agenda.

Motion to adjourn made by Vice President Porto, seconded by Director Rickert. Meeting adjourned at 9:40 a.m. Audience participation and discussion of one item ended at 9:51 a.m.

Alisha Marshall



Recording Secretary