MINUTES
BOARD WORKSHOP
MONDAY, AUGUST 31st, 2026
9 AM – CAPER ROOM

APPROVED

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

OTHERS PRESENT:
Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
7 members present and 7 via Zoom

Directors Absent: None

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

The following item was discussed:

Should the $2 Guest fee be increased to $3, $4, or $5 in 2027 to help lower the 2027 dues

President Clark stated there is one item on the agenda today, and that is the guest pass. The budget committee has submitted a recommendation to the board to double the price of the guest pass from $2 to $4. He knows some members of the board would like to have it go up by two and a half times to $5. At least one of us would like a 50% increase to $3. So, in any event, that's what the board will be deciding on at the next board meeting. Since we have talked about this several times at the board level, he'd like to flip the script here a little bit, and before the board discusses it, to get input from the membership. Open to any membership, either in person or Zoom, who would like to give their thoughts or comments about the proposed increase, please come to the microphone or raise your hand if you're on Zoom. Three minutes. State your name and address. The CA members in attendance in person or on Zoom spoke as follows:

Linda Grabowski stated she could see it going up to $3, but I can't see it going up to $5. We spent thousands of dollars on that welcome center and don't charge people to visit the welcome center. We're trying to bring the younger, more active people to our neighborhood and so I love the fact that the gym is so inexpensive, or the pool, or whatever else. If the price is $2 or $3, she loves it.

Elysa Hendricks said quite honestly, I don't care what the guest pass costs, because I can afford it. There are a lot of people in this community that if they have family come in, they can't afford $5 a day for their family to use the pool or the fitness center. She thinks she knows why some of the people don't want the guest pass raised, and it has to do with some of the sports activities. Where they have people come in to play those sports on their teams and they have to pay a guest fee every time they come in to play. That being said, I may be wrong, but that's just my opinion. As far as whether we do it $3, $4, or $5, she thinks that jumping from $2 to $5 would be a really shock to a lot of our membership. We're also going to increase our dues this year

because we're going to have more expenses with a new building and a new pool being built. That's not going to be a good look for the board. Everything is going up and she understand that, however, she doesn't know that increasing the guest pass fee is going to help offset that that much. Whatever is decided by the Board we'll live with. Be aware that there are a lot of people that it's going to affect them financially if they can't have their family come for a day or two.

Mark Roth from Zoom stated the thing he was just a little curious about, so the budget committee recommended to double the pass fee, what were there reasonings in the recommendation? Treasurer Collins, as the liaison to the Budget Committee, mentioned it would lower the dues. With the current budget, with no increase with the $2 fee, the dues next year will be a $23 increase. If the fee goes up to $3, it's a $21 increase. If it goes up to $4, it's a $19 increase. If it goes up to $5, it's a $17 increase. So basically, every dollar that the guest fee is raised reduces the overall dues by $2. That's the bottom line. Mark Roth then said he's okay with however it goes. If the board wants to do the two different colored passes and charge more for one or whatever, I'm okay with whatever direction we go.

Joe Schmitt said appreciates the opportunity to address the board and give some input here. It was interesting discussion last time at the board meeting. He found it interesting in that he had a guest that was here for a week, and, of course, went down and paid the guest fee for him to visit our facilities. His guest was particularly interested in the fitness center. When he paid the money, he commented that Alisha Marshall made sure that the $20 bill was checked for counterfeiting with that pen across every bill. We had a committee recommend a $4 increase. Which is, as we know, a 100% increase. We'll see how that's received by the membership, if indeed you decide to go to $4 as recommended by the committee. We didn't know what the criteria was for the recommendation. He also wants to say it is not, as a member of the fitness committee, guests that are wearing out our equipment. It's the membership, the hundreds of people that come in there and use that equipment every day. He wants to thank the board for their support at the last board meeting in approving that. As far as moving to $5, it was stated at the last meeting that research was done. He's not sure research; true research was done. He would like to see a data-driven list of costs from surrounding areas, from communities like ours, so that we have apples to apples comparison. So, we know what other communities are actually charging and that they're charging for the same type of thing. Our guests have access to almost everything when they come in here and that's wonderful. He would hate to do anything to discourage that. So, I can see going with the $4 that was recommended by the committee.

A lengthy discussion commenced between board members in attendance. President Clark stated he does not want the guest pass fee to increase. Pros and cons were debated regarding raising the guest pass fee by $2, $3, $4, or $5. Many views were stated and contested regarding a price increase including surrounding communities and their fees, the effect to membership, and how this would impact club play. A couple of directors were against raising the fee to $5.

Director Rickert stated that he did not want to wait until the September 9th Board meeting for the Board to vote on this issue since all Board members were in attendance. President Clark said Director Rickert was rude to circumvent the normal procedure of having the vote at the September Board Meeting since there was no urgency to make a decision and the main purpose of the Workshop is receive membership input and for the Board to reflect on that before making a decision. President Clark pointed out that all Directors would have the opportunity to attend the September Board meeting either in person or via Zoom.

Director Rickert **MOVED** to approve the guest pass price increase to $5 beginning January 2027.

SECOND Vice President Porto

President Clark called for a Roll Call vote and it was as follows:

Director Blaylock	Yes	
Director Collins	Yes	
Director DeAngelis	Yes	
Director Eisman		No
Director Keyes		No
Director Porto	Yes	
Director Rickert	Yes	
Director Roberts	Yes	
President Clark		No
Total	6	3

VOTE: Passed 6-3. Motion carried.

Motion to adjourn made by Treasurer Collins, seconded by Director Roberts. Meeting adjourned at 9:40 a.m. Audience participation and discussion of one item ended at 9:43 a.m.

Alisha Marshall

Alisha Marshall

Recording Secretary