

Hop Brook Tennis Club Capital Assessment Meeting

February 1st, 2024

The meeting of the Hop Brook Tennis Club Board was called to order by Marc Philo at 6:11 p.m. at the Simsbury Public Library

Present & Absent: See Addendum with Voting Results

I. Introduction

- Marc Philo opened the capital assessment meeting by introducing the Board, committee chairs, and proxy committee.
- Marc went over the site plan of the club, showing the club's current footprint and noting that pickleball would be possible within the footprint (as shown on slide).
- Marc noted that along with the members in the room there were zoom attendees and asked for questions to be held until after Rich Halbert's presentation.

II. Capital Assessment Meeting Presentation

- Marc introduced Rich Halbert who thanked everyone for attending and began the capital assessment presentation (which had been emailed to members on 1/28/24)
- Rich's presentation followed the agenda discussing: facility plan, survey results, comparison to other clubs, court usage summary, Paddle Court 1 & 2 Upgrade Review, Assessment Recommendation, and the 10 Year Capital Plan Review.
- Rich noted that as much of the proposed capital improvements would be done as possible to stay within the current assessment.
- There was then a Q & A session Prior to the Vote.

III. Questions/Comments

- Cheryl Glasgow commented while Rich was on the club comparison slide that some of the clubs listed have swimming pools.
 - Rich responded that while some of the clubs listed have pools, they are not what the Board considers a country club.
- Cheryl Glasgow commented that Granby is currently adding two pickle ball courts without an assessment.
 - Rich responded that Hop Brook plans on adding a capital fund in order to make capital improvements to the club in the future without having to assess members. He notes this will be discussed on later slides.
- Tom Chauvin asked if there are other manufacturers/bids available for the platform tennis court project.
 - Pat Sullivan/Marc Philo/Rich Halbert all responded that Court Pro and Reilly Green Mountain are the two reputable manufacturers in the region. Rich noted the Board thought it was imperative to go with the reputable manufacturer given the size of the project.
- Bill Hokanson asked how much snow the proposed heaters would be able to handle.

***Hop Brook Tennis Club Capital Assessment Meeting
February 1st, 2024***

- Marc Philo responded that the proposed heaters would be able to handle two inches an hour.
- Cheryl Glasgow asked about the initiation fee for a single sport member vs a full member.
 - Rich noted the initiation fee for a full member will likely be \$1,200 starting in 2024. Rich also noted that the Board is currently in discussion over the single sport membership and that the Board will follow up with Membership after further discussion on the single sport membership.
- Mike Levin asked about the membership figures and how those figures were incorporated within the presentation.
 - Rich noted the presentation assumes the club losing 15 full time members due to the proposed capital assessment and gaining 6 new full-time members in 2024. Rich also noted the club could support (and has in the past) 165 full time members.
- Jeanne Striefler asked if the club was grandfathered in for the bathroom & kitchen plumbing.
 - Rich responded that we are indeed grandfathered in and although we are not proposing to touch the underground plumbing the club was looking into alternatives to offer year-round usage.
- Carl Sgamboti asked if the club will be painting the spectator decking and/or new platform tennis courts (possibly for pickle ball)
 - Rich noted the board will discuss this option and decide later (if the capital assessment proposal passes).
- Adrian Rodriguez asked when the platform tennis courts would be open to play/proposed timetable.
 - Rich responded the court replacement would be expected to take place in late May and would last between 2 weeks-4 weeks.
 - Rich noted the tennis court fencing would be replaced in late spring.
- Russ Ciafone commented on the capital improvement fund and when this would begin.
 - Rich confirmed the capital improvement fund would begin after the 3 year assessment period ended.
- Tom Chauvin asked why the Board did not explore a 1 foot fence to reduce tennis court fencing costs.
 - Rich responded that the proposed fence would keep tennis balls from leaving the court area and is also more aesthetic.
- Mary Verbeke asked how close the proposed pickle ball courts would be to the current property line.
 - Rich and Marc responded that the courts would be set back to meet zoning requirements and that there is sufficient land to accommodate pickle ball in the future.

***Hop Brook Tennis Club Capital Assessment Meeting
February 1st, 2024***

- Judi Levin asked if the proposed tennis court fencing would reduce the number of bees.
 - Rich agreed there is a bee problem and noted they would increase the operating expenses to reduce the bee problem.
- Doug Morehouse asked if there was an estimate of how many club members play paddle.
 - Rich responded that most club members are full members with access to both tennis and paddle. The exact number of “paddle players” is hard to approximate.
- Tom Chauvin asked if the club loses members to resignations will the cost of the loan (and resulting assessment) increase.
 - Rich responded that the capital assessment presentation assumed the resignation of 15 full time members.
- Jim Peters asked how the new proposed heating system would work.
 - Rich and Marc responded that the new heaters are designed to be mounted on the outside of the platform tennis courts, not beneath. The heaters could be turned on before, during, or after a storm to melt snow.
- Kevin Schultz asked how many full-time & associate members the club currently has.
 - Rich responded that the club has 123 full time members and approximately 60 associate members.
- Tom Chauvin asked is we need the loan to complete the capital improvements.
 - Rich responded that the club needs the loan as the club does not have the cash on hand, or cash flow, to cover the capital improvement costs.
- Bill Hokanson asked why the club doesn’t pay for the improvements up front, in lieu of loan.
 - Rich responded that the Board wanted to offer members two options, an up-front option and a pay over three years option.
- Fred Striefler asked about delaying the project for a year and then not having to take the loan.
 - Rich responded that after careful consideration the Board is proposing the current assessment plan as-is.
- Bill Cordner asked if the interest expense is included in the operating budget.
 - Rich confirmed that interest expenses were included in the proposed operating budget.
- Tom Chauvin asked about the possibility of suspending the initiation fee for a year to cover costs.
 - Rich responded that would not be fair to current members.

***Hop Brook Tennis Club Capital Assessment Meeting
February 1st, 2024***

- Jeanne Striefler commented that the Board did a great job putting together the current proposal.
 - Rich thanked Jeanne for her comment.
- Tom Chauvin asked how much cash reserves the club has.
 - Rich responded that we currently have \$27,000 in cash reserves.
- Pat Sullivan commented that many club members have worked hard over the last several decades to keep the club expenses and costs artificially down. Pat noted that a lot of these club members have aged and may not be able to assist with the club maintenance as they have in the past.

IV. Vote

- After all the questions/comments from club members Rich asked everyone to cast their vote. Votes were collected and counted by the proxy committee.
- After a brief period of casting & collecting votes, Rich announced that the capital assessment plan had Passed. Rich stated he would be sending out the complete results.

Adjournment by Rich Halbert: 7:57 pm.

Respectfully submitted:
Charlie McCormick