

Ladera Recreation District
Board Meeting Minutes
Monday July 8, 2024

Meeting called to order at 7:07 pm at the LRD

Board Roll Call: Bob Felderman, Calin Thomas, Leslie Anglada, Jen Coleman, Brian Wall

LRD Team: Jane Worden

Public: Bruce Beron, Sue Suesser

Public Discussion

- Sue presented our recently obtained Certificate of Occupancy for the pool
 - Took 2 years from the start of the pool to its issuance July 1
 - Appreciate efforts to get Geotech document signed
- Discussion
 - Pool estimated to last 20-25 years until resurfacing needed

Minutes From Prior Meeting Approval

- Review of June 24th 2024 Meeting Notes
 - Motion to Approve; Seconded, Approved 4-0

Finance Review

- Final bucket of grant money was received
- Budget vs Actual document review
 - Revenues
 - Through June, camp and swim lessons are at 78% of budgeted revenue amount
 - Master swim and tennis court rentals at 83% and 86% of budget
 - Other budget revenue categories are exceeding budgeted amount
 - Expenses
 - Exploring options to increase swim lesson instructors; expense at 53% of budget
 - Landscaping expenses higher in June; playground project
- Upcoming possible expenses
 - \$865k in operating cash
 - Possible \$50k to 80k for additional tennis court work
 - ~\$120k in pool rebuild related expenses

- To consider monthly run rate for July through December
- Likely the monthly operating cash will be a net loss of \$100k/month for remaining 6 months

Manager's Report

- Memberships - 3 new family residents; non-resident family count stayed the same; some individual and couple memberships added
- Discussion about a community survey; resident family memberships are down slightly compared to last year. To explore after summer season winds down.
- June Events
 - Busy with camp, swim team, kids night outs, parties, youth community fair, prep for July 4
 - Camp Discussion
 - With number of possible counselors, perhaps we could do 2 sessions / day; e.g. extend to later in the day (e.g. 3pm)
 - Feedback is positive; not highly attended
 - Anecdotal evidence that camp needs to be longer.
 - July 4 events
 - Super hot, super fun
 - Presented plaque for Gail, Pool to Pasture host for many years. Thank you!
 - July activities on the docket:
 - Home swim meet
 - Swim team end of season/champs dinner on July 20th
 - 2 more Kids night outs
 - 9 more parties
 - Adults Night Out - exploring the idea
 - New Venmo payment system - working well
 - Guards, Staff all have done great
- Facilities Program Manager role - draft in progress, to continue discussions on it

Pool Report

- Working through contractor payment retention details
- Also in progress on a couple stop payment notifications
- Retention + 2 bills = ~\$300k outstanding
- On balance sheet; there is \$181k of remaining new pool cash
- Once retention and stop payment details sorted out, likely will need a transfer of \$120k to cover additional expenses that have come along with the rebuild project
- Analysis of "pool project" expenses
 - Recap of change orders to total contract
 - \$665k total change orders:
 - Roughly \$508k for "non-pool" items; e.g.:

- ADA egress routes: \$214k
 - Fence concrete to prevent digging underneath: \$58k
 - Parking lot related: \$145k
 - Shade structure was \$90k (old posts were rotted so redid)
- Pool change orders of \$157k; e.g:
 - Electrical changes
 - More deck demo than anticipated
 - Eyewash station, plumbing, etc
- Original contract was \$3.65 M for main pool + \$529k for wading pool
 - So pool change orders were 4% of original contract; non-pool change orders were 12%
- Expense categories:
 - 4.84 M - Tricon (General Contractor)
 - 300k: Terracon (architect)
 - 74k RSM (architect)
 - O'Dell - 113k - civil and landscape engineers
 - Other permits and fees - 373k; (lawyers, permits, interest, shade structure, donor wall, etc)
- Brought together we get to \$5.23 M as amount capitalized on the balance sheet
 - A depreciated asset - it's a non-cash expense - depreciated over 15 years
 - One way to think about it - for next new pool in 60 years; could be good to start saving \$100k a year
- Outstanding items
 - The ADA Lift; some issues + some crumbling concrete
 - Working with Tricon to address
- Donor Wall coming soon
 - To work with landscaping team to get it wrapped up

Adjourned at 8:05 pm

Next meeting:

Planned for 7:00 pm on Monday August 12th 2024

Respectfully submitted: Brian Wall