

Minutes of the Spokane Racquet Club Board Meeting

Wednesday, November 18, 2020

Present: directors Josh Cantu, Pres., Morgan Koudelka, Mike Jackson, Steve Manning, Brian Osborn, Janet DeAndre, Diane Tunnell, Robin Adams, Luke Zitterkopf and Joe Carroll. Member guests were John Happy Jr., Frank Hattamer and Stephanie Butler. Also present were member Lisa Dumais and her husband Guy Dumais, and manager Kay Menzies.

The regular meeting of the Spokane Racquet Club Board of Directors was called to order at 6:03 PM by President Cantu who verified a quorum was present. The minutes of the annual meeting were approved by a motion of the President, seconded by Steve Manning, and unanimous approval.

Heating System Failure

Guy Dumais, a professional engineer, with expertise in HVAC systems, has graciously agreed to assist the club in evaluating the club's heating system failure and suggesting options for the best solution for repairing or replacing the existing system. Guy stated he had been in touch with Larry, an HVAC contractor, who was familiar with the old system and Larry had stated the cost would be \$10-\$11,000 to partially repair the existing system to provide some heat and then an additional \$10,000-\$30,000 per year for 3 to 4 more years to replace and repair the existing system with a total estimated cost of \$100,000. Guy, who designed the HVAC system for the Gonzaga indoor tennis courts, suggested a similar system to Gonzaga's for SRC. With the club not having three-phase power, it would require four gas 5000-ton units with fabric ducting on

the upper area of the courts. The clearances and air flow would not meet Davis Cup standards as Gonzaga's do, but would otherwise meet standard indoor tennis court standards. The units would also provide air-conditioning and a smoke free environment even if it was smoky outside. The addition of air conditioning and smoke elimination are felt to be significant benefits. Guy indicated it was unlikely that there would be an Avista rebate for the system, but we could apply nevertheless. While HVAC equipment is in short supply at this point, he had inquired about the availability of the units he was recommending, and they were available locally. He explained that contractors are busy now and timing for installation could be tentative. Also, at this point contractors, because they are busy, are not likely to discount the installation bids. There was discussion about temporary heat and Guy suggestive if temporary heat was needed we use propane or gas-fired rental units. Larry had suggested as a temporary fix we use gas-fired space heaters mounted near the existing heaters however that was an estimated cost of \$20,000-\$30,000, just for the temporary units if they were available, which apparently they are not.

Inquiry was made of Guy as to the estimated cost of his proposed system and, while he is not a contractor, he estimated approximately \$70,000 plus electrical. He mentioned that there might be some savings if the demolition work on the old gas lines and equipment could be done in house. He also mentioned that the club might be able to use a member who is familiar with the pouring of concrete pads. He said venting would be required for any gas or propane space heaters that was rented. Guy indicated he would work with Kay to suggest some contractors experienced in this type of equipment who could submit bids. He cautioned that we wanted to obtain at least several bids.

Finance

Morgan gave the finance committee report. Janet had presented her pickle ball findings and Kay also provided to the committee information regarding pickle ball that she previously gathered. The committee recommended and the Board concurred that the discussion of a pickle ball pilot program would be deferred until the heating system needs and COVID restrictions could be more fully addressed.

Morgan explained that the finance committee had agreed to use the West Midsized Cities Consumer Price Index in its evaluations. The committee had decided to recommend a 2% increase in dues based on inflation but that was before the failure of the heating system which will likely be a factor in next year's dues. He explained that the minimum wage increased 43% over the last several years, which was presenting some issues on staff expenses.

There was a discussion on the issue of dues when the club was closed due to the Governor's proclamation and how best to handle that, however there was no decision on what dues would be for 2021.

Operations

Josh reported that while the Spokane Club had been stating it was going to be open for indoor singles tennis despite the Governor's proclamation closing athletic facilities, apparently now the Spokane Club had changed to the closure of its tennis facilities as required. There was also discussion about a member who had requested use of the indoor tennis facility for a Christmas party.

There was discussion regarding installation of a temporary heating system now versus waiting to install a full system in the spring. Morgan cautioned that we had to be careful with cash flow in purchasing a new

system if the club was going to be ordered closed for a lengthy period of time.

Kay was going to send out email invitations to try and get the Board of Directors email system operational.

Joe explained to the new Board members the issue on the amendment of bylaw 3.9 regarding partial sale of club real estate and he will send out the two drafts discussed.

Grounds

Luke had indicated an interest in being the grounds contact person for Kay. Joe made a motion that Luke be appointed as the Board grounds contact person for the manager. Morgan seconded the motion and the vote with unanimously in favor.

Executive Session

At this point the Board went into executive session.

There being no further business the meeting was adjourned at 9:17 PM. A special board meeting likely will be called when bids for the heating system had been received, possibly on December 2, 2020.

Joe Carroll, Secretary

