

**MISSION VIEJO SWIM AND RACQUET CLUB**  
**BOARD OF DIRECTORS MEETING**  
**“OPEN SESSION”**  
**Wednesday October 21, 2015**  
**MINUTES – MVSRC CLUBHOUSE**

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**I. CALL TO ORDER**

President, Rennie Stark called the Open Session meeting of the Mission Viejo Swim and Racquet Club Board of Director's to order at 6:12 p.m.

**DIRECTORS PRESENT**

Rennie Stark – President (left at 6:45)  
Sheri Aune – 2<sup>nd</sup> Vice President  
Jesse Rabinowitz - Secretary  
Joe Bolich, Jr., - Treasurer (arrived at 6:25)

**DIRECTORS NOT PRESENT**

Ron Schouten – 1<sup>st</sup> Vice President

**MISSION VIEJO SWIM & RACQUET CLUB**

Sue Ward, Club Manager,  
Doreen Barron, Assistant Manager

**II. HOMEOWNER FORUM**

None

**III. APPROVAL OF MINUTES – Meeting of September 16, 2015**

**Motion:** Rennie Stark motioned to approve the September 16, 2015 minutes

**Second:** Sheri Aune

**Ayes:** Stark, Aune, Rabinowitz

**Nays:** None

**IV. APPROVAL OF FINANCIALS- Financial Statement for 9/1/15-9/30/15**

The Board approved the financials for September.

**Motion:** Rennie Stark motioned to approve the September financials.

**Second:** Sheri Aune

**Ayes:** Stark, Aune, Rabinowitz,

**Nays:** None

**Bank Signature Authorization Card & CD Mature**

Board members signed a new One West Bank signature card. Jesse Rabinowitz proposed using “ING” bank for a higher rate CD. The Board agreed to have Sue investigate the business CD rates at “ING” Bank, now Capital 360. The Board approved to have the CD maturing on October 29, 2015 be placed into the money market account at One West until further information regarding Capital 360 interest rates can be discussed at the November 18, 2015 meeting.

**Motion:** Joe Bolich motioned to approve the CD maturing on October 29, 2015 be placed into the money market account at One West until further information regarding Capital 360 interest rates can be discussed at the November 18, 2015 meeting.

**Second:** Sheri Aune

**Ayes:** Stark, Aune, Rabinowitz,

**Nays:** None

## **V. UNFINISHED BUSINESS**

### **Set Pool/Spa Remodel Date**

Discussion ensued regarding the start date of the pool / spa remodel. The Board approved to start the remodel of the pool as soon as possible with Alan Smith Pools due to the potential El Nino expected this season, and the potential delays in scheduling.

**Motion:** Joe Bolich motioned to approve the start of the pool/spa remodel as soon as possible

**Second:** Sheri Aune

**Ayes:** Stark, Aune, Rabinowitz, Bolich

**Nays:** None

## **VI. NEW BUSINESS**

### **Manager's Certification Letter**

Sue Ward submitted to the Board her "Manager Certification Disclosure" letter as required by Business and Professions Code 11502 and Civil Code 5375 (previously 1363.1) that she has met the requirements as a certified common interest development manager.

### **Tennis Court Windscreen Replacement**

The Board reviewed the Taylor Tennis proposal regarding the replacement of all the windscreens on the tennis courts. Due to the cost involved the Board would like to obtain a couple more bids before making a final decision. Discussion only, tabled until next month.

### **HVAC Maintenance Contract**

Sue cited some concerns with the current HVAC company providing maintenance and repair services. Sue submitted a maintenance contract with Rise Mechanical after researching the company along with testimonials from other companies. The Board reviewed and approved the maintenance contract with Rise Mechanical.

**Motion:** Joe Bolich motioned to approve Rise Mechanical to perform the maintenance and repairs for the club's HVAC units.

**Second:** Jesse Rabinowitz

**Ayes:** Stark, Aune, Rabinowitz, Bolich

**Nays:** None

### **Outdoor LED Lighting**

Sue submitted for the Board's review cost estimates from Three Phase Lighting to change out the current motion detector lights with LED lighting in the pool area, spa area and front entry to the pool. Due to the cost, the Board requested Sue obtain a couple more cost estimates before making a decision. Discussion only, tabled until further cost estimates can be obtained.

### **Window Security Bars for Indoor Restrooms**

Sue made a suggestion to the Board that security bars be installed on the outside of the inside restrooms to allow for the windows to be opened. Sue will obtain costs and present to the Board at another meeting. Discussion only, tabled until further cost estimates can be obtained.

### **Pool Furniture**

Sue submitted for the Board's review several options regarding the pool furniture - from the basic need to re-sling and refinish 20 chaise lounges and re-sling 36 dining chairs. Sue included a cost to change the coating from the current light color to bronze on all furniture and the cost for new pool furniture. The Board reviewed the various options submitted. Joe Bolich requested Sue obtain additional furniture replacement costs from other outdoor furniture stores. Discussion only, tabled until next month to review further options.

**VII. PLACEMENT OF LIENS**

That, in accordance with the revised collection policy which was mandated by the Changes in California Civil Code, the Board authorizes the placement of liens with the following:  
**None**

**VIII. EXECUTIVE SESSION**

- Review delinquent accounts as of 9/30/15
- APN#784-081-11/Account #656; SBS to monitor lenders foreclosure.

**OPEN SESSION MEETING ADJOURNED AT 7:45 PM**

**NEXT MEETING: November 18, 2015 at 6:30 pm**

**APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_**