

Ladera Recreation District
Board Meeting Minutes
March 8th, 2021

Meeting called to order at 7:03 pm via Google Meet

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

Also attending: Di Gow

Public: Sara Chennette, Susanna Chenette, Bruce Beron

Public Comment

- No comments.

Minutes From Prior Meeting Approval

- Motion made to approve meeting minutes with slight modifications from February 11th 2021; seconded; 5-0 approved.

Financial Report - Discussion of Hilda's report

- Income was better than budget by \$6k
- Expenses - \$13k better than budget
- Budget
 - YTD is more informative than monthly because of decent monthly variability
 - Numbers are overall solid when we look at balances
- Cash balances
 - Monies moved from Morgan Stanley to the San Mateo County investment fund
 - As CDs expire we can decide if we want to move more money to the county
 - To sync up with Hilda / Anna re: representation of pool New Donations in financial reports
- Cash flow
 - In February we had income of \$44k for resident and \$41k for non-resident 2021 memberships; in line with expectations
- Expenses
 - Overall, lined up to plan
 - To double check on equipment costs in February
- Pool construction
 - Invoice process working well; Sue & Di receive invoices and then check in with Jen to make sure all lined up with contractual arrangements.
 - Expenses to date:

New Pool Construction:			
	8/31/2020	Terracon	\$ (6,354)
	9/10/2020	Terracon	\$ (8,396)
	9/30/2020	O'Dell Engineering	\$ (4,809)
	10/22/2020	Terracon	\$ (4,000)
	11/3/2020	O'Dell Engineering	\$ (3,201)
	12/28/2020	Terracon	\$ (9,100)
	1/6/2021	San Mateo Environmental	\$ (1,024)
	2/11/2021	Porter Goltz	\$ (148)
	2/18/2021	San Mateo Environmental	\$ (1,214)
	2/23/2021	USPS, UPS	\$ (235)
	2/25/2021	Terracon	\$ (74,525)
			\$ (113,005)

Managers Report

- Review of membership sign ups - on track so far:

Programs, Facilities, Administration

Membership-The below listed numbers are solely for the month of February. We took in \$85,000 in membership revenue.

Membership Type	Resident	Non-Resident
Family	40	15
Couple	5	1
<u>Indiv</u>	0	3
Senior couple	13	N/A
Senior <u>Indiv</u>	14	N/A
Individual Tennis Only	N/A	12
Total	72	31

- Steady line up of food trucks
- Discussion re: power for food trucks
 - To sync up with electrician to see if we can get more power available
- Dolphin with instruction - in the 4 and 5 pm time slots Monday through Thursday
 - Additional session added due to demand
- Teenage swim program has picked up some additional kids
- Dolphin swim team - taking shape
 - Discussion on how to accommodate the number of kids expected with pandemic rules; e.g.:
 - Multiple practices?
 - Sign ups for certain days?
 - To discuss further on plan at next meeting
- Pickleball
 - Demonstration clinic planned for March 27th
 - A very popular and growing sport in the country
 - Significant demand at PV town center
 - Do we have the same demand at the LRD?
 - Clinic on 3/27 could be a decent way to gauge interest
 - Discussion re: lining another court for pickleball (Court 2)
 - A possible candidate court because of enclosure with fence

- ...but this is one of the if not best courts for tennis
- Court 4 is current lined, non-optimally
 - Feedback received that the pickleball lines are distracting
- Exploring portable pickleball nets that could be locked up; to access would require a key similar to how tennis lights are turned on at night
- If we do paint courts for pickleball - need to see if there are ways to mitigate visual impact / distinctiveness to tennis (e.g. less shiny paint)
- Tennis court resurfacing issues
 - Court 2 - cracks are now thumb sized chunks coming out
 - Di to revisit w/Savianno
- Happiness wall planned for March 20th!
- Hilda - reminder she is retiring.
 - Anna Plume brought on for a mutual 3 month trial period. Welcome Anna!
- Grant proposal - is due Dec 31 for \$180k; money has been allocated; working through documentation
- Guest policy / day use pass discussion
 - Agreement to explore for the upcoming season revised guest pass and day use policies
 - 2020 season - with pandemic, we have been members only
 - Agreement that legacy policies are:
 - Quite generous and creates disincentives for membership
 - A challenge to enforce and a cause of stress for staff
 - e.g. tracking # of free days used / guest in a given month
 - General alignment on straightforward fee for any guest
 - Fee amounts to be researched
 - Agreement to make sure as a public agency whatever approach we take to review with legal team

Pool Committee Update

Fundraising - Leslie

- We live in a very generous community; we have raised ~\$575k for campaign #2
- We are almost at a million for total fundraising when the prior campaign is included.
 - We have 4 families at the \$50k level, 3@25k; 3@15k, and 35@10k
 - 118 families have donated to date!
 - Optimistic we can be at \$1 million raised in 2 weeks
- For families who have made pledges, payments expected on July 1
- More communication / “unveiling” of current pool status is planned for early April
 - Crier communication in the works
 - Door to door effort planned
 - Opening day will be at the LRD with tables to share, discuss and celebrate!

Architecture / Planning / Other - Jen

- Financing

- Several conversations re: loan timing given current macroeconomic trends
 - With current fiscal policy and discussion re: decent likelihood of interest rates rising, Brandis Tallman is suggesting that it would be a good time to pursue financing sooner rather than later.
 - Pursuing a closing on April 20th
 - They have distributed our RFP to the banks.
 - Responses are due March 17th. At that point, will have an indication on what banks, what terms, and what rates are available.
 - Will review with advisors on March 19th. Several considerations to keep in mind (e.g. prepayment fees, financial institution, etc.), but would like to line up the best interest rate possible.
 - April 5 board meeting will include an agenda item to vote on the loan.
 - Engaged with legal/Portor
 - Architecture plan discussion
 - Contracts
 - On Feb 23 - we signed Exhibit D w/Terracon to engage with us through the end of the project.

On Feb. 23, we signed Exhibit D of the Terracon contract, for architectural services through the end of the project: complete construction documents, obtain San Mateo County Building Department approval, manage contractor bid process, and construction administration (site visits, etc.). Fee is not to exceed \$128,500.
 - Extended team has been reviewing contracts, included legal
 - Mechanical Equipment
 - Significant effort invested exploring equipment from an energy impact, maintenance, cost, impact to LRD grounds, usability, and durability perspectives
 - Keeping in mind that we are building a pool for today and for the next several decades (current pool is 60 years old)
 - Steady discussions with Ladera Oaks aquatics director, Alpine Hills, friends, and community members who have an interest in these topics
 - Heater
 - Current plan is for a gas heater with no backup
 - Solar Water heating has been explored but currently not viewed favorably from a viability / practicality perspective
 - Would need solar collectors the current surface area of the pool
 - Significant variance in the temperature of the pool (+/-3 degrees)
 - Heat pump - more for residential pools
 - Additional research / discussions to continue
 - Landscaping plan details - in progress
- Timeline still looking accurate:

C. Project Timeline (as of Mar. 8, 2021)

Following is a tentative schedule to start construction of the new pool in September 2021:

~~December 15, 2020: complete schematic design and renderings~~

~~January 7, 2021: submit documents for Health Department plan check~~

~~February 5, 2021: receive Health Department comments~~

~~March 5, 2021: receive Health Department comments*~~

~~March 9, 2021: receive Health Department comments~~

March 19, 2021: submit amended documents for Health Department approval

April 1, 2021: submit documents for Building Department plan check

June 1, 2021: receive Building Department comments

July 1, 2021: submit final documents to governing jurisdictions for permit

July 1, 2021: publish for bid

August 1, 2021: analyze bids, negotiate construction contract, mobilize

September 1, 2021: commence construction

April 30, 2022: pool fill, chemical balancing

May 15, 2022: pool operational

Public Meeting adjourned at 9:26 PM

Next meeting:

Planned for 7:00 pm on Monday, April 5th, 2021

Respectfully submitted: Brian Wall