

KTC Executive Meeting
April 6, 2021
Zoom

In Attendance: Doug Bowie, Bob Goddard, Julie Hoffarth, Arsalan Ijaz, Donna Lounsbury, Taco Meuter, Nerissa Mulligan, Jason Taylor, Alma Thayer, Cole Vezina (Secretary for this meeting), Gary Wilson.

Special guests: Ray Zaback, and James Steacy (only for first 30 minutes to go over details of contractors cost estimate).

Meeting called to order at 7:04pm.

Chaired by: Alma Thayer

- 1. Agenda approved.**
- 2. Approval of March 9, 2021 board meeting minutes.**
- 3. Clubhouse and Courts Project**

a. Discussion of status of project and next steps

i. Clubhouse cost estimates from Anglin (CWG)

Ray Zaback and James Steacy gave a review of Bill Anglin's very preliminary cost estimates. While higher than the architect's estimate late last fall, it is too early to say what the more precise cost estimates will be. Anglin noted the large increase in the cost of building materials in the last few months, and also the need to leave a margin for unforeseen extra work. CWG will clarify this with Anglin.

Before we could begin a project, a soil investigation report needs to be done (mostly about where rock is on the property), and a DSR (designated substance report) for the building. Ray also recommends arranging to see the condition of the holding tank, and for a camera to go through and view the condition of the waste pipe going out to the street.

ii. Courts 1 and 7: timing of project and costs

If we were to start the restore and expand project this fall and finish in Spring of 2022, we could begin work on these courts in fall of 2022 and finish in spring of 2023 (Similar to what was done on court two and three). We also might not want to re-do the courts right after the clubhouse project—it would be difficult to schedule the work on the courts while still finishing work on the clubhouse. We would also like to work-in moving the fence along the entranceway at the back of court 7 to leave room for the possibility of an eighth court in the future.

iii. Financing plan for clubhouse and courts project

The Finance Committee recommends a loan of no more than \$400,000 (and preferably around \$350,000) so as not to overburden the club. There are some items that could be delayed (such as the entrance pavilion) to reduce the cost of the project to a more manageable level. We expect by the end of next year we will be able to put forward at least \$400,000 in cash, as well as a significant additional amount from fundraising efforts. We could also explore the option of using debentures to fund a project—KTC has issued these before to generate funds successfully.

iv. Fundraising and communications plan

We do have a summer student that can help with fundraising, especially in terms of research. The board feels that the fundraising and communications plan seems well laid out, and realistic if we choose to move-forward with this project.

v. Charitable status update

We have paid our fee to Sport 4 Ontario. We have to submit our description of the project along with our fundraising goal to finalize this once we are ready.

vi. Proposed open forum with membership

We anticipate organizing a meeting with the membership sometime in May and have Shoalts and Zaback make a presentation at the meeting.

4. Committee Reports

a. Membership

We've been looking over last year's new member survey. We are hoping to continue for more engaging orientation for new members this year.

Ladder system is staying the same.

b. Governance & Board Development

i. Board Orientation Manual

Deferred.

c. Finance & Treasurer's Report (Taco)

i. Update on membership numbers

Deferred.

d. Facilities & Infrastructure

Lights and bookings: we would like to open up evening bookings and use lights. Some small difficulty with using remote lighting system for turning off lights on courts 4, 5, and 6. Taco is going to work to remedy this ASAP. We will look to open up evening bookings on courts 2 & 3.

Hoping to have spring cleanup on 17th of April. We will need to check with public health on volunteer limitations in holding this gathering.

e. Programs

We are still interviewing candidates for the club pro position. We are hopefully going to have something soon. Tristan, who is also our camp director, will be returning as assistant pro for this season.

f. Communications

Deferred.

5. Other business

City master plan update: the next stage after the public consultation is going to include considerations for the lighting of Bayridge courts; they are looking for recommendations.

6. Adjournment

Meeting adjourned at 9:37 pm.