

SUGARWOOD HOMEOWNERS ASSOCIATION  
Minutes of the Board of Directors Meeting of December 3, 2007

The meeting was hosted by Sam Rutherford. Other Board members in attendance were Graham Sexton, Ed Whiting, Dan Sparks, and Bob Bailey. Jim Dickson, President and CEO of the YMCA of East Tennessee and Kim Ballard, Chief Operations Officer of the YMCA also attended the meeting. The meeting was called to order by Ed Whiting at 7:00 p.m.

YMCA PROJECT: Jim Dickson began the discussion of a concept plan for a YMCA (Y) that could be built on the Sugarwood Recreation Area. The Y is interested in a 30-year ground lease (with a 30-year option) of the 8 acres of land currently comprising the SHA Recreation Area. Mr. Dickson presented a proposed site plan for a Y facility at the SHA Recreation Area. This facility would include a 25,000 square foot single story facility with an indoor pool, wellness area (weights, cardio machines) and a gym. The facility would be accessed from Virtue Road and have a parking lot capacity of 149 spaces.

The preliminary proposal would be for the Y to take over all operating, maintenance and capital improvement costs of the SHA pool and tennis courts and would be available to both SHA and Y members. SHA members who have paid their current SHA dues could use the SHA pool and tennis courts without paying additional dues to join the Y. SHA members in good standing can purchase a Y membership at their corporate rate if they join within six months after the Y opens. New families moving into Sugarwood would also have six months to exercise this option. The typical family rate for a Y membership is currently \$73 per month.

As part of the management of the SHA pool, the Y would manage and provide coaching for the Sugarwood Stingrays. A Y Management Board would be established which would include dedicated SHA members. It would take approximately 3 – 6 months to design this facility and 12 months for construction. The Y would employ 50 – 75 people.

After the Y project discussion, Mr. Dickson and Ms. Ballard left the meeting. The Board had a general discussion on the feasibility of the plan presented by Mr. Dickson. Dan Sparks ran some rough budget numbers on the Y Project, and the net annual savings to the SHA would be \$30,000 - \$40,000. Some issues that were noted included:

- Determine if the proposed Y facility would have any impact on SHA property taxes
- Include the Stingrays Swim Team leadership in these discussions
- Graham Sexton will identify all costs associated with the Rec. Area so that a more accurate evaluation can be made of the potential savings.

SHA ANNUAL MEETING: Ed Whiting led a discussion on preparation for the January 12, 2008 SHA annual meeting. Some of the items that need to be included in the mailing to the membership are the 2008 proposed budget, proxy form, summary sheet of Y proposal, concept drawing of the Y.

Ed asked Bob Bailey to call St. Elizabeth's and reserve their meeting room for January 12<sup>th</sup>. Ed asked that the Board members review and comment the "draft" of the revised bylaws as soon as possible.

The minutes of the November 11, 2007 Board meeting were reviewed. Sam made a motion to approve the minutes, Graham seconded the motion, and the minutes were unanimously approved.

PROPERTY: Ed mentioned that First Utility had not yet repaired the sprinklers at the front entrance that were damaged during the Weigel's construction. Bob Bailey mentioned that the fascia and soffit boards over the entrance to the pool building are in bad need of repair. Bob knows someone who he will contact to provide a quote for this repair.

TREASURER REPORT: Graham Sexton stated that the 2008 SHA budget will be based on the past 12 month time period. He will finalize the budget and send it out to the Board members by Wednesday, December 5th.

The next Board meeting will be on Monday, January 7<sup>th</sup> at 7 PM at Bob Bailey's house at 12112 Broadwood Drive. Bob made a motion to adjourn; it was seconded by Graham and unanimously approved.