



GREATER HANSVILLE  
**Community Center**  
GHCC BOARD MINUTES  
February 1, 2023

**Present:** Chuck Strahm, Cynthia McCullough, Connie Gordon, Celia Grether, Deborah Olson, Denny Johnson, Gary Rubenstein, Trudy Cravens, Susie Stevens, Keith Beebe

**Absent:** Christy Mackey

**Guest:** Judy Tallman, Brooke Leuhmann

The meeting was called to order at 5:05 by Chuck Strahm.

## REPORTS

**Minutes:** The January minutes were approved as presented.

### **Treasurer's Report**

The financials were approved as presented.

### **Rental Report (Connie):**

September Rentals:

GHCC USE: West rm: 1/2 day	East rm: 1/2 day
Kitchen: 0	TV: 1
Zoom: 0	Sound: 1

Rentals West rm: 1 East rm: 3 full, 1 half day

Memorial: 1 @ no charge

West Rm used for flood support: 1/4, 5, 6, 7, 19, 2023

### **Membership (Susie):**

Family & Single Renewals (55)

Family/Single New Memberships (3)

Business/Organization Renewals (6)

## BUSINESS

### **Morgan Stanley Zoom Presentation (Morgan Stanley):**

Douglas Berger, Senior Financial Advisor, provided a 30-minute review of the GHCC's current portfolio. He noted the impact of various spending rates and had insightful investment recommendations for the board to consider.

Celia requested Doug send her the information presented.

### **Storage Bin Sale Progress (Chuck):**

Chuck reported that only about 60 bins from the boathouse remain to be sold or disposed. He and Brooke will meet at the Boathouse tomorrow to work on tent division.

**Boathouse Purge Progress (Chuck):**

What remains in the Boathouse is mostly garbage bins. The Greenway will take the 2 x 6s and Chuck will try to sell the 10 sheets of OS Board.

Chuck reported that Rosemary Shaw, who runs the Bainbridge Rummage Sale, is interested in buying our circus tents and all other tents.

**2023 Proposed Budget (Gary):**

The budget committee has been working on a draft budget for 2023 that will be presented to the Board for approval at our next meeting in March. At this point, we are expecting a \$20K to \$30K net operating loss for the year, given that we no longer have the rummage sale, and we are expecting to scale back the wine social. In addition, we'll need to spend about \$80K for the septic system replacement this year, assuming we reach agreement with the County on a new ground lease (or acceptable replacement) for the Community Center. Some of the funds for the septic system can be obtained from our reserve account; if we decide to do that, Gary will bring that to the Board for formal approval. We have approximately \$155K in our money market savings account, so we should be able to accommodate both the operating loss and the septic system replacement without needing to withdraw funds from our endowment account.

**Matching Funds:**

The board agreed to continue matching funds with the Native Plant Garden as well as the Little Boston Library Fund.

**Septic System/New Lease Progress & Attorney Assistance (Keith):**

Keith Beebe reported on the status of the lease/settlement/buy-out negotiations with Kitsap County as well as the issues regarding the septic system. He recommended that circumstances warranted the involvement of legal counsel and recommended David Horton, Silverdale.

**NEW BUSINESS**

**Community Garage Sale (Chuck):**

Chuck's fundraising idea of a GHCC outdoor garage sale set up like a flea market was met with enthusiasm. One suggestion was that participants would pay a setup fee for their "stall" or table and bring their sale items to the park area. The board would have to rent the Park from the county. Discussion of this idea will continue by committee.

**Paint & Sip (Susie):**

Susie's fundraising idea was also of interest to the board. To move forward with this event, we need clarification regarding the rules of serving alcohol at such an event.

**Fundraiser Event (Cynthia, Judy):**

The committee, consisting of Chuck Strahm, Judy Tallman, Nancy Matthews, Christy Mackey and Cynthia McCullough have met twice during the month of January. The Vigil Garden property has been secured

for an August fundraiser this summer featuring wine and beer offerings, hearty and beautiful hors d'oeuvres, dessert, music and an auction.

The committee will meet February 23<sup>rd</sup> to continue working out the details.

**Direct Mail Membership Thank You & Reminder Cards (Chuck):**

The idea of a mailing to thank those who have become new GHCC members and/or renewed their membership would not only serve as a reminder that the GHCC is still active but the mailing would be a community builder. All agreed this idea bears consideration.

**Certified Food Protection Manager (Trudy):**

Board members were pleased to learn that Trudy has now earned her CFPM certificate. She gave an interesting report about the online test which included a proctor who monitored her responses. Our gratitude to Trudy was heartily expressed.

**Alcohol Control Board (Chuck):**

Chuck reported the results of his inconclusive conversation(s) with a member of the Alcohol Control Board. He will invite Terry Jones to attend our next board meeting to attain a clear answer regarding alcohol and serving training requirements for our event volunteers.

Meeting adjourned at 6:45 pm.

The next meeting will be March 1, 2023 at 5 pm.

Respectfully submitted,  
Cynthia McCullough