

Meeting Minutes: Westbrook Village Pickleball Club

Date: May 14, 2026

Time: 1:00 PM – 2:27 PM MST

Location: Fine Arts and Learning Center (FALC)

Presiding: Nancy Millard, Vice-President

Attendance

- **Board Members and Directors Present:** Nancy Millard (VP), Anne Davis (Treasurer), Rhonda Whitaker (Secretary), Dianne Doerschel (Communication Officer)
 - **Absent:** Lynette Jones (President), Tom McKeever (Communications Officer)
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I. Club Announcements

1. Status of the Proposed "Just for Fun" Pickleball Club

Vice-President Nancy Millard provided an update regarding a second, newly proposed pickleball club (formerly known as the "Social People Club") filing an appeal to the Recreation Committee after being voted down in April. Candace Isherwood and Kathi Carter appealed the April vote from the HOA under the new name Just for Fun Pickleball Club (JFFPC).

- **Proposed Logistics:**
 - The new club has requested use of the East Courts (13–16).
 - Requested hours: Monday–Friday (10:00 AM – 12:00 PM) and Monday/Wednesday/Friday evenings (6:00 PM – 8:00 PM).
 - Membership is currently proposed as free for the first year.
- **Approval Process:**
 - The Recreation Committee initially voted the proposal down, but upon a second hearing on Tuesday, it was recommended to the HOA Board with a 4–2 vote.
 - **Next Step:** The HOA Board will make a final decision, likely at the **June 3rd meeting**.
- **Club Philosophy:** The new group aims to be non-competitive, focusing on "fun" and "same values," and plans to accept all skill levels without ratings.

Next Steps

- Club members are encouraged to attend the **June 3rd HOA Board Meeting** to observe the final vote and voice concerns regarding protocol or court allocation.
- The Board will continue to monitor the situation to ensure the interests of the existing Pickleball Club are protected.
- The Board will send a letter to the HOA Board of Directors addressing several issues raised by club members.

2. Court Mapping and Scheduling Updates

Rhonda Whitaker provided an update on the ongoing discussions regarding court usage and documentation requirements from the HOA.

- **Terminology Shift:** The HOA (specifically Recreation Committee Chair Max Allen and Karen Jones, WBV General Manager) emphasized that HOA Club ByLaws require a **court schedule** rather than a detailed "court map." While the club uses maps to denote specific player levels and activities (e.g., ladders vs. intermediate),

the HOA only requires a schedule showing when the courts are in "Club Use" versus "Resident/Open Play."

- **Bylaw Requirements:** Karen confirmed that per HOA Club Bylaws, clubs must submit a schedule of court usage. The existing Pickleball Club attempted to coordinate a joint schedule with the proposed "Just for Fun" club to resolve mapping issues, but the new group declined a meeting, preferring to seek approval as a separate entity first.
- **HOA Directive on Open Courts:** Karen Jones requested a revision to the map submitted last month. Specifically, they require that at least **four courts** (the stadium courts) remain open for general residents at all times. The club is currently adjusting the Wednesday and Friday morning schedules (7:00 AM – 10:00 AM) to comply.
- **Guest Policy:** A note on a previous map submitted by Kathi Carter regarding "no visitors" during peak morning hours was asked to be removed by Karen Jones, as guest pass policies are handled as a separate administrative issue.
- **Summer Strategy:**
 - Currently, there are no formal court restrictions during the summer months.
 - The Board agreed to prepare **two versions** of the summer schedule to submit to Karen Jones and the Recreation Committee: one for the existing club only, and a "contingency" schedule that includes the "Just for Fun" club's requested times should the new Club be approved. This proactive approach aims to avoid administrative delays in the fall.
- **Equipment Maintenance:** Karen Jones expressed frustration regarding the perceived under-utilization of the paddle-stacking equipment on Courts 9-12. The Board noted that the equipment is currently in an obscure location and plans to address visibility and organization by the fall.

3. Long Range Planning Committee Appointment

The Board celebrated the appointment of club member **David Sterling** to the HOA Long Range Planning Committee.

- **Role Overview:** David explained that the committee focuses on the community's future, including beautification, capital expenditures, major repairs, and maintenance budgeting.
- **Member Suggestions:** David welcomed ideas from the club membership to bring forward to the committee.
- **Committee Transparency:** A suggestion was made to request that committee meetings be videotaped or live-streamed, similar to HOA Board meetings, to allow residents who cannot attend in person to stay informed.
- **Snowbird Participation:** There was a brief discussion regarding the consistency of attendance requirements across different HOA committees. It was noted that while some committees (like Recreation) have historically discouraged "snowbird" participation, others allow for remote attendance via Zoom or phone.

II. Treasurer's Report

Anne Davis presented the financial report for April 2026 and year-to-date (YTD) totals.

- **Monthly Financials (April):**
 - **Income:** \$89 (Membership dues)
 - **Expenses:** \$2,424
 - **Significant Costs:** "Spring Fling" event (\$1,555), storage unit rental at Extra Space Storage (\$232 for 6 months), and administrative costs.
- **YTD Financials:**
 - **Total Income:** \$5,140
 - **Total Expenses:** \$10,659
 - **Bank Balance:** \$27,688
 - **Net Cash Available:** \$9,688
- **System Transition:** The club has migrated from Square to **Stripe** for CourtReserve transactions. Anne noted some technical bugs regarding itemized transaction reporting but confirmed that bank deposits match the

records. Corrections for Capital Improvement Fund allocations will be made in the summer.

- **Budget Discussion (Jamborees & Social Events):**

- Members raised concerns regarding the high cost of the recent Jamboree (approx. \$20/person for food).
- The Board acknowledged that the current social budget (\$4,000) may be too high and needs to be streamlined.
- **Policy Change:** The Board is considering returning to a "pay-for-your-meal" model for catered events rather than providing meals.

IV. Committee Reports

1. Ladders – Skip Desaulniers

- Ladder spreadsheets are being actively uploaded to the club's OneDrive account for secure record-keeping.
- Most ladders for the season are complete, with only a few remaining spreadsheets pending for archival.

2. Jamboree – Info provided by Kelly Lodato

The following dates and times have been reserved and confirmed with the HOA schedule:

- **Welcome Back Jamboree (Halloween Theme):** Saturday, October 17, 2026 (7:00 AM – 12:00 PM).
- **Spring/"So Long" Jamboree ("Mamma Mia" Theme):** Saturday, April 10, 2027 (7:00 AM – 12:00 PM).

The club has requested all courts for these events; however, the Board noted that court allocation may need to be revisited if a second pickleball club is sanctioned.

3. Social – Info provided by Michelle McGee

The following dates and times have been reserved and confirmed with the HOA schedule:

- **Christmas/Holiday Social:** Wednesday, December 9, 2026 (6:00 PM – 9:00 PM).
- **Valentine's Social:** Wednesday, February 10, 2027 (6:00 PM – 9:00 PM).

4. Team Pickleball – Nancy Millard for Kim Foley

- Team play will resume in the fall. The club plans to continue with the **tri-level format**, which has seen positive feedback and high engagement prior to the start of the APPL season.

5. Ambassador Program – Rhonda Whitaker

- The program has officially transitioned to a five-ambassador structure.
- Ambassadors will hold formal meetings from **November through April**. Any issues arising outside of this window will be handled via phone, email, or text.

V. Comments & Questions

1. Volunteer Committee for Annual Dinner

- **Volunteer Interest:** Donna Kardynalski has expressed interest in chairing the Annual Dinner committee, provided the budget is clear. Anne Davis said the Board will be meeting to discuss the 26-27 Budget, hopefully in July.
- **Proposed Strategy:** The goal is to keep tickets between \$20–\$25 to encourage higher attendance (targeting 200+ people, compared to the historical average of 125).
- **Scheduling:** The committee is looking at February or March 2027 for the event. Donna will coordinate with the Lakes Office on potential dates to reserve the Ballroom by August to ensure a spot on the

community calendar.

2. Summer Schedule & Adjournment

- **Summer Monitoring:** While there are no formal Board meetings in June, July, or August, the Board will actively monitor HOA developments and communicate urgent updates via email.
- **Fall Reconvened:** The Board will meet over the summer to finalize a streamlined budget for the new season starting in October.
- **Next Meeting:** The next formal Pickleball Club Board meeting is scheduled for **September 10, 2026**.

3. Veterans Day Ceremony & Memorial Day Observance

- **Veterans Event:** Carl Ulbrich, Veteran's Club President, is planning another veterans-focused event for January 2027.
- **Memorial Day (May 25, 2026):** A request was made by Carl for all pickleball play to cease between **8:30 AM and 9:00 AM** on Memorial Day. This is to ensure silence and respect for the veterans' ceremony being held nearby.
- **Action:** Dianne will send an email announcement and Nancy will visit the courts that morning to remind players to pause play during the ceremony.

4. Geezer Coffee & Donuts

- The final "Coffee and Donuts" for the season will take place next **Tuesday, May 19, 2026**.

Adjournment

The meeting was adjourned at **2:27 PM MST**. The next Board meeting will be held on **September 10, 2026**.

Minutes submitted by: Rhonda Whitaker, Secretary