Dad's Club Board of Director's Special Meeting Minutes
Monday, 1 July 2024, at 5:30 p.m.
Studio A of Dad's Club Aquatic Center

I. Declaration of Quorum / Call to Order at 5:32 p.m. (Justin C)

a. Present:

- Justin Chapman
- Chris DelGardo
- Linda Kutac
- Wojciech Mrugala
- Earl Lee
- Cheryl Nealon
- Sarah Snyder

b. Absent:

- Jeff Manley
- Jussi Thomas
- Robert MacNaughton
- Rey Aguilar
- Dustin Heitmann
- Carli Tyson

II. Padua Realty Purchase option

a. Have offered to purchase for $1.3 MM

b. LOI only at this time

III. Padua Realty JV partnership option

a. ~$3-400K more than the non-JV option

IV. Tripp Kimball – potential commercial assemblage

a. Would offer to provide the church with a flex space, other building, etc.

b. The church has agreed to discuss this option internally

V. Caroline Ragsdale

a. Wants to meet us within the next month to discuss options

VI. Bank Loan – outstanding balance, loan maturity date, interest rate, monthly interest cost, total interest paid to bank over the life of the loan

a. We signed a $3.6MM note in May 2015

b. We pay ~$25K per month on this note – minimum payment is $15K per month This is ~$2.7MM in P&I, but have paid down only $1MM in principal

c. We renewed in Jun 2022 with a five-year fixed rate at 4.7%. In June 2027, it will become a floating rate of prime plus. Full maturity date is 1 Jun 2029. Balance at the time was $2.6MM

VII. Cash balance – reasonable cash reserve balance (what is good standard for non-profit? Number of months operating expenses?).

a. Total cash assets $1,903,523

   i. $1.6 MM is in the MM, making about 4.25%. $1.4 MM of this is not-restricted, leaving $167 K restricted

VIII. Board outlook regarding debt obligations, benefit of paydown, outstanding loan impact on fundraising and our ability to expand in the future. Should we pay down debt and will that make us more nimble going forward on future building projects?

a. Our typical annual operating budget is ~ 1.7 MM

b. At our next meeting, Linda will bring data to support our understanding of operating reserves

IX. Adjourn at 7:13 p.m. (Justin Chapman)