

MSRC Board Meeting Minutes
October 20, 2025
Mary Ann Lane's Home

Call to Order Mary Ann Lane, President, officially called the meeting to order.

Present The number in attendance constituted a quorum. Mary Ann Lane, President; Sandra Penland, Vice President; Anne Reynolds, Treasurer; Katherine Keckeisen, Barbara Cross, Martha Hanks, Deb Sawyer, Will Warlick, Nikki Morgan, Deb Werdunn, Joel Doughty, Kelli Marlin, Mike Wescott

Approval of Previous Board Meeting Minutes

- June 16, 2025 minutes were approved.
- September 17, 2025 minutes were approved.

Treasurer's Report (Anne Reynolds)

Working balance:	\$95,549.16
Projected additional income:	\$9,202.00
Projected additional expenses:	(\$57,427.40)
TOTAL PROJECTED ROLLOVER	\$47,323.76

- **Projected rollover** is less than originally projected, but this number may change once information can be accessed online.
 - Missing water bill was \$6,000 not the \$3,000 projected. Some water billing uncertainty due to AWS Internet issues.
 - The club should be prudent with end-of-year expenditures to protect this rollover figure.
 - Water bill continues to raise concern about possible pool water leak.
- **Total Donations for "Doin' Good in the Wood" fundraiser** at Murraywood's 50th Anniversary Celebration was \$1,155.00. The proceeds were transferred to the Special Olympics Saluda Slammers.
- **Documentary Reports Distributed**
 - Budget v Actual
 - FY25 Transactions by Category 10/20/24 TO 3/31/25 (one copy available to review - can email copies if requested)
 - YTD Comparison FY26 v FY25 (one copy to review - can email copies if requested)

Tennis (Martha Hanks)

- **Tennis/Pool Guests**

- The revision of the “pool/tennis guests from farther than 40+ miles language” is being reviewed.

- **SmartAccess**

- As the Tennis Committee determined at its August meeting that the club should develop strategies for recruiting younger adult tennis members and for increasing late afternoon, evening, and weekend play on hard courts, a “Pay for Play” initiative via electronic gate access to the hard courts for a select player population is being drafted.
- USTA will be sending Murraywood the SmartAccess lock device free for installation.
- It could be spring 2026 before a plan is implemented, as the Tennis Committee continues to receive input; e.g. could children come with their parents to play, how would access to all four hard courts be controlled if there are no gates between the courts, etc.

- **USTA Tennis Venue Services (TVS) and Grant Proposal**

- To assist with our long-range planning, the Tennis Committee has been assigned a USTA TVS representative.
- SC Tennis has provided us with names of Certified Tennis Court Builders, two of whom we have contacted.
- The Tennis Facilities subcommittee is set to meet with a Howard B. Jones representative on Tuesday, October 28 to get his feedback on our 45+ year court conditions, explore possible new alternatives for maintaining playability and receiving estimated costs for reconstruction or rebuilding.

- **League & Quad Play**

- Only one Fall team – 40+ W 3.5 on Tuesday mornings, 3 hard courts and 2 clay
- MW’s 65+ 3.5 Women’s team made a good showing at the State Championships.
- 5 MW women played on the State 65+ W 4.0 Championship team and are advancing to Sectionals in Memphis in November.
- Evening summer quads has officially concluded; some fall scheduling may occur.

- **Maintenance**

- Bimonthly clay applications by Will and Mike render our courts to be in excellent condition; courts will be rolled, lines tamped down and sprinkler heads that need replacing will be identified.
- Lights need replacement on Court 5 and possible adjustments needed on Court 6.

Social (Kelly Marlin/Nikki Morgan)

- October 17, 2025 “Trunk or Treat” was well attended. Entertaining additions this year were the “haunted trail” and the inflatable axe throwing feature. 20 members decorated their vehicles to add to the fun and distributed treats. Crock pot hotdogs were served at no charge. The haunted trail might be extended next year so the kids could enter the woods at one end and exit at the distant end of the woods around the open field. Materials are stored in the clubhouse in an orange tub.
- Plans for future events might include a New Year’s event and monthly movie nights in the field, complete with chili cookoffs or potluck meals.

Membership (Katherine Keckeisen)

- Current figures show membership income is down; however, the third quarter monthly drafts will right-size this deficit somewhat, as will the end-of-year membership opportunities being promoted to guest tennis players; e.g., the “7 months for the cost of 6.”
- Overall there were 60 new pool memberships, but 78 nonrenewed memberships; thus the typical “100 in and 100 out” balance between those joining and those not renewing was not maintained this year. The pool season was hampered by significant rain in the latter half of summer, so some members who might have joined through the “after -July 4th partial membership” likely opted not to commit this year. The school year calendar changes that might have caught some families unprepared for summer activities could have caused some noncommitment to 2025 membership, also. The District 5 schools will be closing May 22, so plans to fully open the pool to accommodate this start of summer are being made.
- Bunco night is being planned for members on October 23rd on the pool deck.

Pool (Joel Doughty/Deb Sawyer)

- Our Pool Manager did an excellent job closing the guard shack and clearing the pool deck, inclusive of high school swim team equipment. There are still canned drinks and expired refreshments that need to be disposed of. The temps on one of the refrigerators had been turned way down and frozen drinks exploding making a mess that needs to be cleaned up. Concern about finding the guard shack unlocked was also expressed.
- Additional, pre-summer opening tasks will be posted in the usual manner for action when the pool work day is scheduled.
- Polar plunge will be scheduled for early February 2026.
- **Pool maintenance needed prior to summer that impacts the budget**
 - Concern about the pool leak as the source of high water bills led to a suggestion about getting a professional leak detection company to further investigate the source. A previous verbal quote for checking the entire pool was for \$2,400.

- Getting the in-pool lights working might be a significant cost. The difficulty is that the wiring and junction box for these lights might be in concrete, which is at some points 4 inches deep. The Pool Committee will continue to work with their camera to thread through conduit for visualizing connections.
- The bottom straps on the pool deck lounge chairs need replacing, as only the straps on the backs of the deck chairs were replaced last year. Estimate for the strapping the chairs was around \$5,000 based on the last quote 3 years ago and the fact that these will be longer straps.
- The chairs were on the covered patio adjacent to the club house/storage; plans are to pull them into the clubhouse before pollen season.
- A target date for pool readiness was suggested to be May 1st since high school swim teams will begin practice and area schools are out May 22.

Grounds (Barbara Cross)

- Inquiring about the ice machine, paid through member donations, the Board was told that it had been ordered, but the initial delivery was not the correct model. It has been reordered as the special order that is required.
- Dominion was contacted to come out and clear the branches blocking light around the club; the ornamental light on the sidewalk next to the pool needs a new bulb and one of the Board members will take care of that replacement. A map showing which lights are Dominion's was provided by a Board member so that pole numbers could be communicated to the company.
- Landscapers are no longer clearing the periphery of courts 5 and 6 since the growing season has passed. They are not frequently cutting grass but are continuing to blow sidewalks and decks to remove debris.
- The integrity of the tennis court poles will be assessed,
- The old wooden tables next to the fire pit will be removed; volunteers will be asked to tackle that project.
- The AED was assessed for function in August; it will be assessed again in February as the recommendation was to perform that function every 6 months.
- A new welcoming entry sign for Murraywood will be designed to update the image of the club.
- The club has 5 fire extinguishers: 1) the tennis maintenance shack, 2) the pool entry hallway on the right, 3) the pump house, 4) near the swim team closet and 5) the closet. It was suggested that a sign be posted about how and/or when their functioning was being assessed.
- The leftover ant killer used to prepare the field for the Trunk or Treat event will be stored in the pool house shed and the tennis maintenance shed.

Insurance (Sandra Penland)

- The policy information had been distributed by email for the Board to review. Explanations of the variance from previous premium figures were offered. The company is offering the same coverage.

IT (Mike Wescott)

- A member has volunteered to donate a camera to be installed on the maintenance shed that would provide images for Courts 5 & 6 for web viewing.
- The Board discussed videos captured on the club cameras and suggested that perhaps the club should have a written policy to reference when requests for release of any videos are made.

Other

- Donations at “Murraywood’s 50 Years Strong” Celebration for the “Doin’ Good in the Wood” focus totaled \$1,155. A check for \$705 was presented at the end of the celebration to the local Special Olympics Tennis Team coaches of The Saluda Slammers and additional funds that were collected after the event have now been sent to the team to assist with their costs at their North American tournament in Hilton Head.
- Requests for replacing tennis court keys that have been lost or are not working has depleted the supply. Murraywood has a “core key” at the local key shop and the Membership Chair indicated that rather than seeking some other means of duplicating the keys, that she would prefer to maintain that vendor as our key duplicator. The keys have a unique two-sided pattern that is not able to be duplicate at “do-it-yourself” kiosks that haven’t invested in the specific technology to cut dual side patterns.

Next Board Meeting:

The next meeting is scheduled for November 17, 2026 at the President’s home.