The University Club Board Meeting Minutes
June 24, 2008

President Ginny Chuba called the meeting to order at 7 p.m. Those present: Wayne Britten, Ginny Chuba, Leif Clemens, Marilyn Haugh, Jana King, Ted Liberti, Pat Mutzeck, Polly Rallis, Ken Rawley, Lynn Sidehamer, Jan Zuckerman.

Approval of Minutes. Marilyn moved to approve the minutes of the June 3 meeting. Wayne seconded the motion. The motion carried.

Treasurer's Report. Ted reported that the numbers from our accountant are trending up nicely. Year to date the Club is up 15% on rent income, up 15% on expenses and up 17% on income. The Leasing Committee will need more information on rental income. Non U Club events have generated a nice increase in income. Fund raising must be a priority to generate more income. We need to capitalize on our prime location. Ginny inquired about the $7,888.29 building maintenance item on the January through May Profit & Loss statement. Wayne indicated that window replacements and the kitchen vent fan account for part of that item. Wayne will investigate the other expenses in that item. Marilyn inquired about the late fees charge. Ginny stated that condensed financial reports do not show complete breakdowns which banks will ask for. Ginny asked for a motion to approve the financial report. Wayne so moved; Jan seconded and the motion carried.

President's Report. Ginny called for a motion to appoint Leif to the U Club Board. Ted so moved; Marilyn seconded the motion and it carried. Ginny addressed the issue of late fees raised earlier by Marilyn. Ginny reported that Sovereign Band called to inform her that the mortgage payment has been late for the past 3 months. Late payments will jeopardize our ability to get loans from banks in the future. It was agreed that the solution to the problem is to have an automatic deduction for the mortgage payment. Lynn moved to have the automatic deduction for the mortgage payment; Leif seconded and the motion carried. It was agreed that we need to design a process that will ensure the timely payment of our bills. Leif stated that credit card charges for residents must be timely and that the matter is especially critical for international residents. It was noted that cashing checks for social events is sometimes delayed. Ted proposed studying and improving our cash management process. Ginny stated that we also need to look at the management of the security deposit account. She recommended that the President and the Treasurer meet weekly to track bills and payments. She noted that this was a former practice and asked the Board to consider reinstating it. Ginny asked the Board for permission to purchase a copy machine for our business here. Ginny asked the Finance Committee to study our cash management process. Jana asked why the Hubie Haugh memorial fund shows as a liability on the balance sheet. Ginny reported we have 2 bids for the roof, the flat part only. One from Terry Taylor for $5,000 with a 5 year guarantee and no start date; one from Ray Marcon for $8,000 with a 15 year guarantee and a July start date. Following discussion, it was agreed to go with Marcon. Ginny asked for a motion to so approve. Ken moved that we contract Marcon; Polly seconded and the motion carried. Polly will ask Ray to allow us to pay on an installment plan. We have

bids from Dixon ($17,250) and Berrena ($17,500) for the freezer and cooler. Wayne moved that we contract Berrena; Jan seconded and the motion carried. Berrena will give us an extra year to fine-tune the installation. Ginny shared that Casey and Amos have offered their home in Eagles Mere for a retreat if we choose to have one in July.

Building Committee Report. Wayne indicated that his items were covered in the President's report. He noted that the cooler would have been $3,000 less last year. He stated that we have a 2 week window in August to get the freezer/cooler in and may have to rent one in order to ensure continued food service. Beth will be on vacation the first week of August. The Club is closed August 18 – 22. No food will be provided that week. Wayne will get bids for painting.

Treasurer's Report. Ted asked the Board to plan for invigorating our revenue model. He reminded the Board that our revenue jumps with non-membership events. He stated that we need to plan for Beth's anticipated retirement in January 2010. He shared that there is interest in the U Club among local caterers. Ted reported that beginning August, residents employed by the U Club will complete W2 forms in order to bring their payroll into compliance with regulations.

Membership Committee Report. Marilyn reported that we have applications for new membership from John and Barbara Coyle. Ginny reported we have one from Sam Mannino. Marilyn moved to accept the new applications; Ted seconded and the motion carried. Polly reminded all that she needs to get contact information for new members so that she can send them notices of U Club events.

Social Committee Report. Polly reported we had 33 for the June 25 alfresco. She noted that opening night for Centre Stage may present a conflict for some with the July 25 date for our next alfresco. Ginny will organize a tailgate for September 20. Ken urged the Board to have a food operation at the Club. Parking is a problem.

Resident Association Report. Leif reported we have the crash bars with door locks for the 1st and 2nd floors. The new phone is on the 2nd floor. Ginny asked for prices for 4th floor window replacements that will be in the historic context of the building. The basement was flooded recently with the water entering at the window wells. Ginny asked for a list of needed repairs. The Leasing Committee, the former Housing Committee, will include Leif, Polly, Marilyn and Laura Chuba. Leif asked where to address complaints. Marilyn noted that August 18 is move in date. Leif stated that he needs to know how many residents are coming and that he does not always get that information. He further stated that the information on our website needs to comply with our practice.

Fundraising Committee: Pat reported that the committee met to brainstorm a fundraising strategy. It was decided that before launching a fundraising campaign we need to solidify our fiscal process and capital improvement needs. The draw for fundraising would be the preservation of our status as a historical building. Ideas floated included a wine auction, an annual marquee event possibly during Arts Festival, a masquerade ball. Applying for

grants as a historical site will also be a thrust of the fundraising drive. Jan suggested that we emphasize the historical aspect of the Club on our website.

Old Business. Ken reported that in August a muffler will be installed on the steam stack next door. The Board appreciates Ken's efforts on this matter.

New Business. Ken reported he has rented some parking spots. He further shared that he is donating a rug for the library. He indicated that Paula has looked at it and agrees that it will fit with the décor. Ginny informed the Board that the furniture in the Club is on loan.

With no further business, the meeting was adjourned.

The University Club Board Meeting Minutes
September 30, 2008

President Ginny Chuba called the meeting to order at 7 p.m. Those present: Wayne Britten, Ginny Chuba, Andy Cipar, Marilyn Haugh, Beth Maass, Pat Mutzeck, Polly Rallis, Ken Rawley, Lynn Sidehammer, Jamie Heilman and Alex Muchnik.

Janet Zuckerman announced her resignation from the Board due to new professional obligations.

Ginny distributed the minutes of the June 24, 2008 Board meeting for review. She called for approval of the minutes. Wayne moved to approve; Marilyn seconded and the motion carried.

Treasurer's Report:

In Ted's absence (approved), Ginny distributed his report. Marilyn asked for clarification of the parking fee. Beth confirmed the fee is $50/month for residents and $70/month for non-residents. Marilyn asked if those rates represent an increase. Beth confirmed they do. Andy asked all to note that the Club earned $853.57 in interest income January through August 2008. Ginny stated that the Finance Committee will meet when all members can be present.

President's Report:

Ginny shared that final paperwork from Code Enforcement will document the change in our status from a fraternity house to a rooming house. We have a reprieve of a couple of years on the sprinkler system. Beth reported that the refrigerator and walk in freezer were installed on time at a cost of $17,000.00. There was an initial problem in the operation of the refrigerator and we lost $700 in food. Berrena will reimburse us. The equipment has been functioning properly since. The roof has been repaired including the two rooms with leaks. 39 rooms are full. Students need to be prohibited from going on the roof as they have been observed doing recently for socialization. Beth reported that the windows in rooms 404 and 408 are in serious disrepair with rotting wood. She indicated that Johnson Construction would replace the windows in a different style for $350/window. Pat asked if the existing windows could be restored in the interest of preserving the historical integrity of the building. Ken indicated that he knows a restoration expert and will ask that person to evaluate the windows. Ginny will consult with Jackie Melander, President of the Centre County Historical Society. Andy suggested that we consider custom duplicates of the windows. Outside repairs that need attention are for gutters, facia and the front pillars. Ginny has two bids for that work and Polly is getting a third. Jamie reported that he has a locksmith who can install recycled parts for the crash bars for $190/door. New parts would cost $315/door. Marilyn moved to go with the new parts; Ken seconded. Jamie interjected that he can install the old ones and confirmed that they are OK. The motion did not carry. Wayne moved to allow Jamie to install the used parts; Lynn seconded. The motion carried. Beth reported that

we have a mature and delightful group of students in our 39 currently full rooms. We have 15 women and 24 men. 18 are international students. We have 4 or 5 undergraduates, very responsible and mostly in the Schreyer Honors College.

Residents' Report:

In Leif's absence, Jamie invited the social members to join the residents at their Halloween party. The Board thanked Jamie for the invitation and will evaluate the potential interest of social members.

Committee Reports:

Building: Wayne reported that he will call Auman Locksmith to replace dead bolts and 39 master keys. He further shared that the 2nd floor hall is heaving 3" to 4". Some rooms have sagging exterior walls. Wayne has engaged Bob Davis, a structural engineer, to provide an assessment. We will need a contractor to cut holes in the rooms so that the engineer can assess the problem. Beth will talk to the affected residents about having the work done during the Thanksgiving break. Ken moved to give Wayne permission to have the holes cut in order to get the assessment; Lynn seconded. The motion carried.

Leasing: Polly reported that the Leasing Committee has reviewed the existing lease and will present proposed changes to Beth and the Board at a later date. The document, "Living at the University Club," outlines rules regulations. We need to be certain that we are operating in a fashion that is consistent with the rules and regulations.

Membership: Marilyn shared new members are asking about social events. We have received new applications from Melinda and Dane Hooper, Allen and Nancy Jacobson, and from Georgette and George Beecham. Marilyn asked for a motion to accept the applications for the new members. Polly so moved; Lynn seconded. The motion carried. Marilyn reiterated that we need to serve our membership and have an event once a month. She expressed concern that the Club is in trouble. The Social Committee will meet regarding the following proposed dates for events: Oktoberfest, October 31; Tailgate, November 15; Prelude to the Holidays, December 6. Andy recommended that we set a social calendar 3 to 6 months out. Ginny noted that dates for a fall social calendar were requested in July. The idea of publishing a newsletter that would include a social calendar was discussed.

New Business: Wayne shared that the fee for the structural engineer's consultation is $393.75. In addition, Wayne shared that Donna Queeney is willing to return to the Board. Ginny indicated that the Executive Committee will meet to discuss replacements for the current Board vacancies. Marilyn asked Beth about the cleaning service for the building. Beth reported that Sanitary Maintenance provides our cleaning service and that their work is very satisfactory.

There being no further business, the meeting was adjourned.

The University Club Board Meeting Minutes
October 28, 2008

President Ginny Chuba called the meeting to order at 7 p.m. Those present: Wayne Britten, Ginny Chuba, Andy Cipar, Leif Clemens, Bill Hall, Marilyn Haugh, Ted Liberti, Beth Maass, Pat Mutzeck, Polly Rallis, Lynn Sidehamer. Those absent: Casey Goodall, Jana King.

Ginny called for approval of the minutes of the September 30 meeting. Ted moved to so approve; Bill seconded. The motion carried.

Treasurer's Report:

Ted reviewed the Profit and Loss reports. The September P & L report shows a deficit of $1981.05. The January through September P & L report shows an overall loss of $6990.30. Ted noted that rent and parking are revenue drivers. He stressed that we need to think seriously about monetizing our assets. Beth reported that she consulted with Heather about Special Income items and learned that those items will appear on the statement next month. Andy indicated that Heather has the software to display detailed financial reports. Bill asked if heat is an accrual item; Ted confirmed, yes it is. Marilyn asked about the telephone – other expense item. That item covers residents and visitors without cell phones, the phones on each floor and Beth's phone. Ginny said she would check with Heather about getting statements a week ahead of meeting for the Board to review. Wayne questioned the amount we are paying for credit card fees. Beth indicated that it is a convenience for method of payment for most of our international residents. Ginny suggested travelers cheques or money orders. It was agreed that we cannot afford credit card fees in the amount of $2,610.37. Wayne asked when can we institute the new payment policy. It was suggested that beginning in January the lease states no credit card payment. All agreed that we should eliminate credit card payment. Ginny called for a motion to eliminate the credit card payment option as of January 1. Wayne so moved; Ted seconded. The motion carried. Marilyn asked about the advertising expense item. Beth indicated items in that category are flyers for events, web link to State College and the $200 fee for the Wedding Fair. Bill suggested Quickbook training for Heather. Marilyn moved to approve the Treasurer's Report; Lynn seconded. The motion carried.

President's Report:

Ginny reported that Ken Rawley resigned from the Board. Wayne moved to accept with regret Ken's resignation; Marilyn seconded. The motion carried. Ginny will send him a letter accepting his resignation with regret.

Manager's Report:

Beth reported that the safety deposit annual fee of $58 is due November 1. We have our box with Citizens Bank. It contains our deed. Wayne will cancel the box and hold the deed in safekeeping. We will talk to Nittany Bank about offering a complimentary box.

Beth reported that the steam exhaust vent silencer is down. We are waiting for the replacement. The silencer does help with diminishing the noise. Beth continued with sharing that the windows on the 4th floor are not keeping out the cold. Ginny will have her workmen come to look at them to see what we can do as a temporary fix until the restoration/replacement can happen. Since we are now a rooming house, we have 39 rental permits posted in envelopes on the bulletin board in the kitchen. Jim is having neck surgery and will out 4 months. Beth has someone to fill in during the day but has no one for catering. Ginny will send Jim a card from the Board. Beth will fill in on showing rooms.

Residents' Report:

Leif reported that Jamie installed crash doors. We are waiting for keys for the locks. The residents' Halloween party is November 1. They are having a pumpkin carving party October 31. The residents are getting along and enjoying community living at the University Club. There is, however, a problem in getting checks for security deposits in a timely fashion. Ginny is working on a procedure to improve that process. Jamie emphasized the very critical nature of this matter. He expressed concern about doing what is best for people who have lived here for a year. Jamie stressed that $700 is a lot of money for a student.

Committee Reports:

1. Finance: Ted made the recommendation that we reopen the office upstairs in order to centralize invoices, ledgers on the rooms, budget records. Ted will schedule biweekly meetings with U Club President and Vice President to review bills and sign checks. Andy, Ted and Ginny are getting better information from Heather. Marilyn asked about the status of the safe upstairs and reminded all that the deed should be kept off property. We are mandated by law to keep copies of invoices for 10 years and for 14 years for the IRS.

2. Building: Wayne reported that the structural engineer is coming this week to evaluate the beams which may have twisted. The problem can also be due to the settling of the building. Wayne does not know what the cost will be. The work can be done 11/24/08, 11/25/08 or 11/26/08. Ginny feels it will cost a minimum of $10,000. Per Code, we need to change the locks. Wayne would like to hold off on that. Leif indicated that the locks are fine. Going through the bathrooms to the fire escape does not meet Code. Wayne asked what he should do with the existing locks. Lynn suggested that we sell the locks.

3. Leasing: Polly reported that the new version of the lease would be available for the November Board meeting.

4. Membership: Marilyn reported that Ginny has sent welcome letters to recent new members. There were no new members to report for the month.

5. Social: Polly gave an update on our Oktoberfest scheduled for October 31. Herwig's will cater the meal and the Bavarian Stompers will provide entertainment. Polly has met with Beth about dates for events up to August. Ginny reported a tailgate is planned for November 15.

There was no old business.

New Business: The Board will meet in November to address current vacancies on the Board.

With no further business, the meeting was adjourned.

The University Club Slate of Officers and Directors for 2008

President	Ginny Chuba
Vice President	Casey Goodall
Treasurer	Ted Liberti
Secretary	Pat Mutzeck

Directors

2006-09 Term
- Marilyn Haugh
- Jana King
- Lynn Sidehamer

2008-11 Term
- Jan Zuckerman
- Polly Rallis
- David Rice

Directors at Large 2008 Term

- Wayne Britten
- Andy Cipar
- Bill Hall
- Ken Rawley
- Judy Trask
- Resident ?

The University Club Annual Meeting – Minutes
January 28, 2008

President Andy Cipar called the meeting to order at 7 p.m. The following members were present: Andy Cipar, Casey Goodall, Pat Mutzeck, Polly Rallis, Ginny Chuba, Judy Trask, Karen Knowlton, Dr. Richard Adams, Marilyn Haugh, Lynn Sidehamer, John L. Brown, Wayne C. Britten, Vince Norris, Jane Norris, Bill Hall, Jan Zuckerman, Jamie R. Heilman, Mara Kasputis, Victoria Gergar, Greg Ciccarelli, Alexander Heim, Lauren Nolfi, Renate Van de Ven, Leif Clements, Joshua Petko, Deanna Nardozza and Ken Rawley, and Ted Liberti.

Dick Adams asked that the membership honor the memory of Hubie Haugh, a long-standing and dedicated member, and of the Van Allens with a moment of silence.

Approval of the Minutes of the 2007 Annual Meeting. The minutes of the 2007 Annual Meeting were distributed for approval. President Cipar asked for a motion to approve the minutes. Judy Trask moved to approve and Dick Adams seconded the motion. The minutes were approved.

President's Comments. Andy Cipar stated that his report reflected two objectives: 1. To increase social membership. 2. To keep the house full of residents. Andy confirmed that both objectives have been fulfilled. He reported that the Club's financial condition has improved and thanked everyone for contributing to the Club's well-being.

Andy proposed an official resolution to resolve that Hubie Haugh be recognized for his years of dedicated service to the University Club. Vince Norris moved to approve and Judy Trask seconded the motion which carried.

Report of the Treasurer. Treasurer, Ted Liberti, distributed the 2007 profit and loss report to the membership. Ted began his report by thanking Andy for his strong leadership. Ted reported that the Club saved money with insurance payments and ended the year with a surplus of $10,218.79. He reported that we incurred a capital improvement cost with a new hot water heater. Overall, Ted expressed satisfaction with the Club's fiscal position. Recruiting new members has been a positive trend. Marilyn Haugh asked about the credit card fees item on the budget. That item represents accepting credit card payments from the residents. A question was posed by a resident about the depreciation of furniture. That is an accounting way of allowing for the need to replace furniture. Karen Knowlton asked about the budget item, donations. The donation item represented a donation from Hubie Haugh.

Andy asked for a motion to approve the Treaurer's report. Polly Rallis moved to approve the budget, Deanna Nardozza seconded and the motion carried.

Standing Committee Reports:

Membership: Chairperson, Casey Goodall, reported. Casey thanked the members of the committee which included Donna Queeney, Pat Mutzeck, Ryan Manotti. Casey reported that our social membership increased from 134 in January 2007 to 147 in January 2008. 15 people, 3 singles and 6 couples, discontinued their membership. 28 new members joined, 8 singles and 10 couples. Casey reported that along with our increased membership we did not need to increase dues. It was agreed that our Open House in May 2007 did a lot to generate additional membership. It was also agreed that each social event has the potential to bring in new members. Karen Knowlton asked if we surveyed those who dropped their membership. Casey indicated that we have not done so but shared that some who dropped out have not been paying dues or not coming to events.

Social: Chairperson, Polly Rallis, reported on the 2007 social events. In January 2007 we had Pam Monk's dinner theater, the Madeira wine pairing and Chris Uhl's fireside chat. In February we had Russell Frank's fireside chat. In March we had the potluck dinner for the residents with 29 social members and 28 residents attending. The event was highly successful and will be repeated in 2008. In April, we had Campbell Plowden's fireside chat. In May we held our open house and will hold one the end of April 2008. We held two wonderful alfresco dinners, one in June and one in July. The alfresco dinners will continue to be very popular club events. In October we had a fireside chat featuring Pat Hawbaker of Wienken & Associates and Marilyn Quethera of Merrill Lynch who discussed investing issues and advice for women. We also held our first Last Friday wine-pairing event in October. In November Pat Williams and Deb Carder and Caran Aikens presented a fireside chat about fashion featuring the Worth Collection. In December, we celebrated the holiday season with our Holiday Party. Polly concluded by thanking Beth for her creative and delicious cuisine.

House and Grounds: Chairperson, Wayne Britten, reported. In 2007 we spent close to $30,000 for improvements that put us over budget. Wayne reported that in 2007 we replaced the hot water tank, the ice machine and the water softener and cleaned the gutters. The windows on the 4th floor need attention and the roof is in dire need of repair. To save on electricity, we converted to all fluorescent lighting on the upper floors. The kitchen also needs updates. Code will require the Club to install a sprinkler system at a cost of $120,000 by September. The cost of installing air conditioning would be prohibitive. Wayne announced that our maintenance man is retiring and asked the membership for input on a successor.

Report of the University Club Manager: Club Manager, Beth Maass, reported. Beth followed up on the earlier comment about air conditioning with the statement that we are losing out on summer weddings due to the lack of air conditioning and that is a problem in terms of lost revenue and exposure. Beth reported that we filled all of the rooms in 2007, giving the Club $14,000 above the 2007 budgeted figure. This was a first for the Club and a positive sign of a healthy future for the resident membership. We will have a goal of having a full house in the fall. We currently have four vacant rooms this spring

but that is usual for the spring semester. Beth reported that the 2008 room rates reflect an 8% increase. A one year lease will increase from $650 in 2007 to $700 for 2008. A nine month lease in 2007 was $740 and is $800 in 2008. If we can fill our rooms in September for 2008/2009 we will meet our 2008 budget income goal of $300,000.

Beth continued with citing the age of the building at 100 years which means continuing and mounting maintenance expenses. Beth elaborated on the capital improvement items outlined by Wayne. Priorities for 2008 include, repairing the masonry work on the front terrace, bringing the kitchen's fire suppression system up to code, replacing the existing walk-in freezer and cooler (an overdue replacement from 2007), replacing old carpeting and mattresses in the residents' rooms, most importantly repairing the roof.

Beth expressed her warm appreciation to Hubie and Marilyn Haugh for their generous contribution that made possible the beautiful new drapes in the dining room. The gorgeous drapes have added a luxurious element to our décor that is enjoyed by all.

Beth thanked Andy Cipar for his outstanding leadership as President. She concluded her report with a plea for air conditioning on the first floor in order to attract the summer wedding market to the Club.

President of the Residents Association, Vicki Gergar, greeted the membership. She recommended improved Internet service and proposed that resident, Leif Clements, be appointed to the Board.

Report of the Nominating Committee & Election of Officers for 2008. Lynn Sidehamer, reported that the Election Committee met on November 26, 2007 to review the 2008 slate of officers and directors. The committee is comprised of the following members: Wayne Britten, Chairperson; Lynn Sidehamer, Jana King, Marilyn, Haugh, and Andy Cipar. The 2008 slate of officers and directors is attached. Lynn asked for a motion to approve the slate. Wayne Britten moved to approve the 2008 slate; Deanna Nardozza seconded the motion. The motion carried and the 2008 slate was approved.

Ginny Chuba who will succeed Andy Cipar as the new President of the University Club greeted the membership and assured all that she is looking forward to serving as President. She commended Andy for taking our club to new levels of prosperity. Ginny called upon the spirit of the great Vince Lombardi and urged that we follow his example of striving for success through teamwork.

Approval of the 2008 Operating Budget. Ted Liberti, Treasurer, asserted that the club's good fiscal health is due to our combined individual talents. He particularly cited the decrease in insurance costs. Greg Ciccarelli, a resident, asked about the special income and club income items. Ted and Andy explained that special income is generated from club events, sponsored and non-sponsored . Club income includes all resident and non-resident parking income. Amos Goodall, in noting the sprinkler reserve budget item, suggested that we explore the possibility of grant money being available for our status as a non-profit historic building. The notion of a fund raising endeavor was discussed.

Andy asked for a motion to approve the 2008 budget. Amos Goodall moved to approve the 2008 budget; Jane Norris seconded the motion. The motion carried to approve the 2008 budget.

Andy Cipar called for a motion to close the meeting. Judy Trask so moved and Polly Rallis seconded the motion. The 2008 annual meeting concluded at 8 p.m. Beth graciously served libations and nibbles in the living room following the meeting.

2nd fl phone; 308-8280

The University Club Slate of Officers and Directors for 2008

24-074/7930

President	Ginny Chuba N
Vice President	Casey Goodall Y
Treasurer	Ted Liberti N
Secretary	Pat Mutzeck Y

Directors

2006-09 Term

Marilyn Haugh N
Jana King Y
Lynn Sidehamer Y

2008-11 Term

Jan Zuckerman Y
Polly Rallis N
~~David Rice~~

Directors at Large 2008 Term

Wayne Britten Y
Andy Cipar
Bill Hall N
Ken Rawley Y
~~Judy Trask~~
Resident ?

uclubmanager@verizon.net

uclub sta 37476

The University Club

Agenda for Annual Meeting
Monday, January 28, 2008
7PM

Approval of the Minutes of the 2007 Annual Meeting

President's Comments — Andy Cipar

Report of the Treasurer — Ted Liberti

Standing Committee Reports:

- Membership — Casey Goodall, Chair
- Social — Polly H. Rallis, Chair
- House & Grounds — Wayne Britten, Chair

Report of the University Club Manager — Beth Maass

Report of the Nominating Committee & Election of Officers for 2008* — Lyn Sidehamer

New Business

Approval of the 2008 Operating Budget Ted Liberti

Refreshments in the living room immediately following adjuournment.
Any nominations from the floor must have prior approval of the person for which The nomination is being made and must meet all the qualifications as stated in The University Club by-laws. You must be a paid member to vote.

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Dick Adams asked that the membership honor the memory of Hubie Haugh, a long standing and dedicated member, and of ~~Van Al~~len (?) with a moment of silence.
Diane

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?...Andy proposed official resolution to resolve (Hubie Haugh)
Vince Norris moved to approve and Judy Trask seconded the motion which carried.

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January 2008. 15 people, 3 singles and 6 couples, discontinued their membership. 28 new members joined, 8 singles and 10 couples. Casey reported that along with our increased membership we did not need to increase dues. It was agreed that our Open House in May 2007 did a lot to generate additional membership. It was also agreed that each social event has the potential to bring in new members. Karen Knowlton asked if we surveyed those who dropped their membership. Casey indicated that we have not done so but shared that some who dropped out have not been paying dues or not coming to events.

Social: Chairperson, Polly Rallis, reported on the 2007 social events. In January 2007 we had Pam Monk's dinner theater, the Madeira wine pairing and Chris Uhl's fireside chat. In February we had Russell Frank's fireside chat. In March we had the potluck dinner for the residents with 29 social members and 28 residents attending. The event was highly successful and will be repeated in 2008. In April, we had Campbell Plowden's fireside chat. In May we held our open house and will have hold one the end of April 2008. We held two wonderful alfresco dinners, one in June and one in July. The alfresco dinners will continue to be very popular club events. In October we had a fireside chat featuring Pat Hawbaker of Wienken & Associates and Marilyn ? of Merrill Lynch who discussed investing issues and advice for women. We also held our first Last Friday wine-pairing event in October. In November Pat Williams and Deb Carder presented a fireside chat about fashion featuring the Worth Collection. In December, we celebrated the holiday season with our Holiday Party. Polly concluded by thanking Beth for her creative and delicious cuisine.

House and Grounds. Chairperson, Wayne Britten, reported $30,000 (?). Wayne reported that in 2007 we replaced the hot water tank ~~($6,000 ?)~~, the ice machine and the water softener. The gutters were cleaned at a cost of $600. The windows on the 4th floor need attention and the roof is in dire need of repair. To save on electricity, fluorescent lighting is ~~recommended for the upper floors~~. The kitchen also needs updates. Code will require the Club to install a sprinkler system at a cost of $120,000 by September. The cost of installing air conditioning would be prohibitive. Wayne announced that our maintenance man is retiring and asked the membership for input on a successor.

Report of the University Club Manager. Club Manager, Beth Maass, reported. Beth followed up on the earlier comment about air conditioning with the statement that we are losing out on summer weddings due to the lack of air conditioning and that is a problem in terms of lost revenue and exposure. Beth reported that we filled all of the rooms in 2007, giving the Club $14,000 above the 2007 budgeted figure. This was a first for the Club and a positive sign of a healthy future for the resident membership. We will have a goal of having a full house in the fall. We currently have four vacant rooms this spring but that is usual for the spring semester. Beth reported that the 2008 room rates reflect an 8% increase. A one year lease will increase from $650 in 2007 to $700 for 2008. A nine month lease in 2007 was $740 and is $800 in 2008. If we can fill our rooms in September for 2008/2009 we will meet our 2008 budget income goal of $300,000.

Beth continued with citing the age of the building at 100 years which means continuing and mounting maintenance expenses. Beth elaborated on the capital improvement items outlined by Wayne. Priorities for 2008 include, repairing the masonry work on the front terrace, bringing the kitchen's fire suppression system up to code, replacing the existing walk-in freezer and cooler (an overdue replacement from 2007), replacing old carpeting and mattresses in the residents' rooms, most importantly repairing the roof.

Beth expressed her warm appreciation to Hubie and Marilyn Haugh for their generous contribution that made possible the beautiful new drapes in ~~the living room~~ and dining room. The gorgeous drapes have added a luxurious element to our décor that is enjoyed by all.

Beth thanked Andy Cipar for his outstanding leadership as President. She concluded her report with a plea for air conditioning on the first floor in order to attract the summer wedding market to the Club.

President of the Residents Association, Vicki Gergar, greeted the membership. She recommended improved Internet service and propsosed...~~residents~~ to Board ?? improvements

Report of the Nominating Committee & Election of Officers for 2008. Lynn Sidehamer, reported that the Election Committee met on November 26, 2007 to review the 2008 slate of officers and directors. The committee is comprised of the following members: Wayne Britten, Chairperson; Lynn Sidehamer, Jana King, Marilyn Haugh, and Andy Cipar. The 2008 slate of officers and directors is attached. Lynn asked for a motion to approve the slate. Wayne Britten moved to approve the 2008 slate; Deanna Nardozza seconded the motion. The motion carried and the 2008 slate was approved.

Ginny Chuba who will succeed Andy Cipar as the new President of the University Club greeted the membership and assured all that she is looking forward to serving as President. She commended Andy for taking our club to new levels of prosperity. Ginny called upon the spirit of the great Vince Lombardi and urged that we follow his example of striving for success through teamwork.

Approval of the 2008 Operating Budget. Ted Liberti, Treasurer, asserted that the club's good fiscal health is due to our combined individual talents. He particularly cited the decrease in insurance costs. A resident (who?) asked about the special income and club income items. Ted and Andy explained that club income is generated from club events. ~~It was noted that non-resident parking generates income.~~ Amos Goodall in noting the sprinkler reserve budget item that we explore the possibility of grant money being available for our status as a non-profit historic building. The notion of a fund raising endeavor was discussed. Andy (or Ted?) asked for a motion to approve the 2008 budget. Amos Goodall moved to approve the 2008 budget; Jane Norris seconded the motion carried to approve the 2008 budget.

Andy Cipar called for a motion to close the meeting. Judy Trask so moved and Polly Rallis seconded the motion. The 2008 annual meeting concluded at 8 p.m. Beth graciously served libations and nibbles in the living room following the meeting.

Submitted by Pat Mutzeck

The University Club

Agenda for Annual Meeting
Monday, January 28, 2008
7PM

Approval of the Minutes of the 2007 Annual Meeting

President's Comments — **Andy Cipar**

Report of the Treasurer — **Ted Liberti**

Standing Committee Reports:

Membership	**Casey Goodall, Chair**
Social	**Polly H. Rallis, Chair**
House & Grounds	**Wayne Britten, Chair**

Report of the University Club Manager — **Beth Maass**

Report of the Nominating Committee & Election of Officers for 2008* — **Lyn Sidehamer**

New Business

Approval of the 2008 Operating Budget Ted Liberti

Refreshments in the living room immediately following adjuournment.
Any nominations from the floor must have prior approval of the person for which The nomination is being made and must meet all the qualifications as stated in The University Club by-laws. You must be a paid member to vote.

The University Club Slate of Officers and Directors for 2008

President	Ginny Chuba
Vice President	Casey Goodall
Treasurer	Ted Liberti
Secretary	Pat Mutzeck

Directors

2006-09 Term
- Marilyn Haugh
- Jana King
- Lynn Sidehamer

2008-11 Term
- Jan Zuckerman
- Polly Rallis
- David Rice

Directors at Large 2008 Term

- Wayne Britten
- Andy Cipar
- Bill Hall
- Ken Rawley
- Judy Trask
- Resident ?

The University Club Annual Meeting
January 28, 2008

President Andy Cipar called the meeting to order at 7 p.m. The following members were present: Andy Cipar, Casey Goodall, Pat Mutzeck, Polly Rallis, Ginny Chuba, Judy Trask, Karen Knowlton, Dr. Richard Adams, Marilyn Haugh, Lynn Sidehamer, John L. Brown, Wayne C. Britten, Vince Norris, Jane Norris, Bill Hall, Jan Zuckerman, Jamie R. Heilman, Mara Kasputis, Victoria Gergar, Greg Ciccarelli, Alexander Heim, Lauren Nolfi, Renate Van de Ven, Leif Clements, Joshua Petko, Deanna Nardozza and Ken Rawley.

Dick Adams asked that the membership honor the memory of Hubie Haugh, a long-standing and dedicated member, and of the Van Allens with a moment of silence.

Approval of the Minutes of the 2007 Annual Meeting. The minutes of the 2007 Annual Meeting were distributed for approval. President Cipar asked for a motion to approve the minutes. Judy Trask moved to approve and Dick Adams seconded the motion. The minutes were approved.

President's Comments. Andy Cipar stated that his report reflected two objectives: 1. To increase social membership. 2. To keep the house full of residents. Andy confirmed that both objectives have been fulfilled. He reported that the Club's financial condition has improved and thanked everyone for contributing to the Club's well-being.

Andy proposed an official resolution to resolve that Hubie Haugh be recognized for his years of dedicated service to the University Club. Vince Norris moved to approve and Judy Trask seconded the motion which carried.

Report of the Treasurer. Treasurer, Ted Liberti, distributed the 2007 profit and loss report to the membership. Ted began his report by thanking Andy for his strong leadership. Ted reported that the Club saved money with insurance payments and ended the year with a surplus of $10,218.79. He reported that we incurred a capital improvement cost with a new hot water heater. Overall, Ted expressed satisfaction with the Club's fiscal position. Recruiting new members has been a positive trend. Marilyn Haugh asked about the credit card fees item on the budget. That item represents accepting credit card payments from the residents. A question was posed by a resident about the depreciation of furniture. That is an accounting way of allowing for the need to replace furniture. Karen Knowlton asked about the budget item, donations. The donation item represented a donation from Hubie Haugh.

Andy asked for a motion to approve the Treaurer's report. Polly Rallis moved to approve the budget, Deanna Nardozza seconded and the motion carried.

but that is usual for the spring semester. Beth reported that the 2008 room rates reflect an 8% increase. A one year lease will increase from $650 in 2007 to $700 for 2008. A nine month lease in 2007 was $740 and is $800 in 2008. If we can fill our rooms in September for 2008/2009 we will meet our 2008 budget income goal of $300,000.

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Beth thanked Andy Cipar for his outstanding leadership as President. She concluded her report with a plea for air conditioning on the first floor in order to attract the summer wedding market to the Club.

President of the Residents Association, Vicki Gergar, greeted the membership. She recommended improved Internet service and proposed that resident, Leif Clements, be appointed to the Board.

Report of the Nominating Committee & Election of Officers for 2008. Lynn Sidehamer, reported that the Election Committee met on November 26, 2007 to review the 2008 slate of officers and directors. The committee is comprised of the following members: Wayne Britten, Chairperson; Lynn Sidehamer, Jana King, Marilyn, Haugh, and Andy Cipar. The 2008 slate of officers and directors is attached. Lynn asked for a motion to approve the slate. Wayne Britten moved to approve the 2008 slate; Deanna Nardozza seconded the motion. The motion carried and the 2008 slate was approved.

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Approval of the 2008 Operating Budget. Ted Liberti, Treasurer, asserted that the club's good fiscal health is due to our combined individual talents. He particularly cited the decrease in insurance costs. Greg Ciccarelli, a resident, asked about the special income and club income items. Ted and Andy explained that special income is generated from club events, sponsored and non-sponsored . Club income includes all resident and non-resident parking income. Amos Goodall, in noting the sprinkler reserve budget item, suggested that we explore the possibility of grant money being available for our status as a non-profit historic building. The notion of a fund raising endeavor was discussed.

Andy asked for a motion to approve the 2008 budget. Amos Goodall moved to approve the 2008 budget; Jane Norris seconded the motion. The motion carried to approve the 2008 budget.

Andy Cipar called for a motion to close the meeting. Judy Trask so moved and Polly Rallis seconded the motion. The 2008 annual meeting concluded at 8 p.m. Beth graciously served libations and nibbles in the living room following the meeting.

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