

LPCC Board of Governors Meeting Minutes 2026-5-12

I. Call to Order 6:39 pm

Present: Ann Pitts, David Newman, Bill Anhut, Steve Geiger

Present remotely: Michael Kunkler, Paul Showalter, Elizabeth Wray, Bess Zelle

Absent: Elizabeth Sheehy, Shelya White

II. Review and Approval of minutes

Minutes approved after the Events Procedure document section was updated to delete “and has more to work on.”

III. Announcements and Administrative Items

LPCC is allowing Long Branch Elementary to hold an elevation celebration June 16th. No rent will be charged.

IV. Old Business

- Status of rental to Jennie Mak of Mahjong United DC (Ann)
LPCC will receive 27.5% of gross ticket sales. A 4-month trial period starts Wednesday June 3rd. Classes will be held every 1st and 3rd Monday 10:30 - 3:30 pm, and every 2nd and 4th Wednesday 5:00 - 10:00 pm. Jennie would also like to meet on some Sundays. The BOG agreed, with the restriction that Sundays may only be reserved within four weeks of the event and time slots must fall within the standard half-day period. Jennie is responsible for advertising, selling tickets, and reporting sales to us.

V. Treasurer's Report (Michael)

- April reports were sent out by Michael on 08 May 2026.
- As of 30 Apr 2026, cash in the banks was \$265,237, of which \$92,858 is offset by liabilities (security deposits/unearned rents). We have \$172,379 in equity.
- Revenue for Apr was \$12,178, expenses of \$7,900, for a profit of \$4,277, higher than profit in Apr 25. We are at 78% of income forecasted this FY. We are at 94% of profit forecasted this FY, in part because some expenses were higher than budgeted.
- Need to include income from the Chili Cookoff if this was an LPCC event – not if it was an LPCA event.

VI. Rental Agent Report

Rental income (Does not include any other source of cash inflows)

April 2026 rental income	\$ 6600
FY 2026 total rental income	\$ 76,860
Corresponding FY 2025 total	\$ 91,882

- Discussion of decrease in rental income

	Rental income (RI)	# rentals	RI year-over-year change
FY 24	\$ 123,902.00	148	-
FY 25	\$ 117,642.00	141	-5.1%
FY 26*	\$ 98,960.00	135	-15.9%

* using projected numbers for May and June 2026

- We saw a decrease in rental income compared to the same period last year. This is most likely due to the economy in general. Other possible reasons include more events were on weekdays and had lower rent; or more renters were residents, who received discounted rates. It also is possible some potential renters were not willing to pay the cleaning fee, first mandated in 2025 under a new BOG policy.
- It was noted that Lyon Village rental income was down as well.
- Security deposit forfeitures were substantially less than in 2024 or 2025, partly due to the mandatory use of in-house cleaning, but also due to a softer approach to enforcement aimed to promote community relations.

VII. Building Maintenance and Capital Improvements

- Update on new events sign (Paul)
The revised design calls for a 4' x 8' sign that's 6' off the ground. It will have LED lighting inside the plexiglass and a corkboard backing to allow pinning up signs. Cost estimate is \$3,700. Contractor wants a 50% deposit up front, and will start within two weeks. 4-5 days to complete. BOG approved up to \$4,000 for this project.
- Wood floor refinishing starts May 18
The LPCC cannot be used from May 18th to 21st to allow the work to be finished and the floors to dry. Ann will check with TNAG to make sure it is properly cleaned afterwards.

VIII. New Business

- Budget proposal for FY27.

	Estimated FY 2027	Budgeted FY 2026	Budgeted FY 2025
Total revenue	\$ 152,700.00	\$ 162,350.00	\$ 152,013.00
Expenses subtotal	\$ 107,900.00	\$ 119,575.00	\$ 97,026.00
Community events funds	\$ 5,000.00	\$ 3,000.00	\$ -
Maintenance and capital improvement	???	\$ 24,000.00	\$ 17,890.00
Net Profit	\$ 39,800.00	\$ 15,775.00	\$ 37,097.00

All possibilities for capital expenditures were solicited from BOG members earlier. The BOG acknowledged that **not all of these expenditures will be a part of the upcoming budget**. A discussion of the pros and cons of each proposed item took place. A decision on which expenditures will be included in the budget remained pending further discussion and a final budget approval at next month's meeting.

Capital Expenditures		
	\$3,600.00	* seen as a safety issue
HVAC to the bride's room	\$8,600.00	* need to bid this out
Renovate brides room (paint, mirror, bench, chair, curtains)	\$1,500.00	
Emergency generator	\$22,500.00	
Replacement tables (20)	\$1,956.00	
New chair carts	\$439.44	
Storage shed	\$12,000.00	* need more granular details on cost buildout, then out for bid
	\$20,000.00	
Total	\$ 77,945.44	

- BOG supported increasing the community events funds from \$3,000 to \$5,000, to continue with the very popular music programs and support cleaning for other community events.
 - There was general support for addressing uncomfortable high (summer) and low (winter) temperatures in the upstairs room (the Bride's or Ready Room). A single bid of \$8,600 for a room HVAC was obtained, but more will be solicited, as this seemed too high to the group, and other possibilities considered.
 - There was also general support for minor upgrades to the Bride's room to create a more finished, welcoming atmosphere.
 - The discussion of purchasing an emergency natural gas generator was inconclusive, but will continue. An estimate of \$22,500 was obtained. We would also need to upgrade gas lines and electrical and pay for annual maintenance, if we chose to do this. Another option would be to use solar power coupled with a power wall.
 - We discussed the potential benefits of new chair carts on which we would store chairs horizontally. Compared to the vertical system we now use, they would store more chairs using less space.
 - We discussed the benefits and concerns related to putting two storage sheds in the park. One would store tables/chairs for renters having outdoor events. Currently these are stored in the basement, making them difficult to access. A second shed would store the snowblower, signs, gardening equipment, etc. Sheds could be equipped with solar-powered interior lights. As proposed, each shed would be approximately 10 x 20 ft. Further consideration will be given to cost, an appropriate location, and the feasibility and cost of landscaping around the sheds.
- Free concert: Senior Ensembles of the American Youth Philharmonic Orchestras, Senior Ensemble, under the direction of NSO Violist Tsuna Sakamoto, will perform at

the LPCC June 1, starting 7:00 pm, as a free community event. David will host the event.

- **Voting Item:** Approve paying up to \$500 out of the Community Events budget for performers unwilling to perform for less. - Approved
- **Voting Item:** Approve charging \$10 cover for certain concerts that require \$500 payment to performers. - Approved

IX. Committee Reports

- Grounds Committee (Bill and Steve)

Many plants were sold at the native plant garden during the Plant Sale on April 18th. Trees were mulched on April 25th. The wooden sign at the NE corner of the park is in disrepair. The committee will defer a decision on what to do with this sign until the new events sign is installed. David and Ann will increase the frequency of emptying the park trash cans, which are frequently overflowing now that warmer weather is here.
- Playground Committee (Michael and Paul)
 - The LPCA website page dedicated to the playground renovation has been updated. Informational flyers are available in the park.
<https://lyonpark.org/explore/parks-green-spaces/lyon-park-playground-renovation/>
 - Presentations are planned for the May LPCA and Woman's Club meetings.
 - A summer intern, college student Lauren Thomas, will research and help write grant proposals and solicit donations for the playground in coordination with the Playground Committee.
- Rental Procedures Committee (Ann) - The page topics for the new rental website are under review.

X. Special Events

- 100th Annual Spring Fair, Saturday 5/16 (Paul)
- Bingo Fundraiser (Paul) - Sunday afternoon May 17th
- LP/AH community picnic, Sunday 6/28 (Elizabeth S.)
- Yard Sale needs a host. David has posted a request for volunteers in the newsletter.
- Spaghetti dinner, Sunday 9/27 - Need to determine if Lindy Love will host again this year.
- Oktoberfest Party (Michael) – Sunday October 18th 2-6 pm. Will be a fundraising event for the playground.

XI. Adjournment 8:29pm