

KNSB Board of Directors

Meeting Minutes

May 2, 2021

Opening

The meeting was called to order by President Scott Davenport at 6:01PM.

Present

Scott Davenport, Jamie Keener, Creed Stammell, Mike Lebo, Steve Jeltz, Josh Trego, Mike Taylor, Chris Knarr, George Stroud, Pete Mecke, Sean Fitzsimmons (Landmark Commercial Realty)

Uniform Issues

Scott Davenport reported that it has been brought to his attention the 12U team is having issues getting their uniforms from Mizuno. Chris Knarr also noted similar issues with the 10U Blue team. One order had the wrong colors and other orders were delayed due to defective buttons. Scott stated that we would contact Mizuno regarding the issue.

Move Out Schedule

Scott Davenport laid out a proposed schedule for moving out of the current facility. KNSB will have access to two trailers. The first will be loaded with lighter items such as chairs and locker supplies. The younger teams will be asked to assist with this and complete by 5/16. The older teams will then load the remaining heavier items. Scott will coordinate sending the schedule out to the teams as well as shutting off the utilities.

Lease Review

Sean Fitzsimmons was present to answer any questions on the draft lease for the property at 151 Allendale Road. Sean clarified some questions including:

- The \$1,300 per month CAM charges include taxes and insurance costs. KNSB would be responsible for cutting grass and snow removal.
- The lease does not include any language for personal guarantees if the KNSB organization were to disband.
- KNSB will need property insurance and Sean will check about flood insurance.

The following comments were made by the Board to include in lease revisions:

- The landlord will need to provide a knox box in the case of a fire for each suite.
- Inconsistencies in the naming of Exhibits B&C.
- Allowed activities should be referred to as “athletics,” not limited to “youth baseball.”

- KNSB should not be responsible for roof maintenance or repairs. The organization will agree to provide regular HVAC maintenance, but not repairs.
- Sections of the lease that do not refer to a specific interest fee schedule need to be clarified.
- In the event of incident or damage, KNSB would like the option to say as opposed to termination within 90 days.
- The recorder of deeds needs to refer to Cumberland County, not Snyder County.

Treasury Updates

Mike Taylor shared 2020 financial reports and 2021 YTD reports. He also noted that he will need to purchase accounting software such as QuickBooks and that we will keep the current PO Box as a mailing and ship to address.

Future Agenda Items

There was informal discussion on the following topics to be included in future meeting agendas:

- Registration Fees
- 501(c)(3) status
- Fundraising
- Adding softball teams to the organization
- Purchasing turf for the new facility
- Same (or at least one same) uniforms for all teams

Adjournment

Meeting was adjourned at 7:59PM by Scott Davenport. A walkthrough of the Allendale Road property has been scheduled for board members for 5/6/21 at 7:30AM. The next board meeting will be on 5/20/21 at 7:00PM.

Minutes submitted by Pete Mecke.