

RLTC Capital Plan 2022-30

This plan represents an update of the document distributed at the 2020 AGM. The Board proposes the revised schedule in Table 1 for capital expenditures over and above normal maintenance. We include expenses incurred in 2021.

The 2020 member survey identified repair of the hard courts as the highest priority. Repair of cracks in the hard courts began in 2021 but completion of the work (resurfacing and painting) had to be pushed back to 2022. The last time this work was done was in the spring of 2015, so the hard courts are due for major repair. This project is scheduled for May 2022.

Lighting emerged as the second priority in the member survey. The Board proposed to revive this project in 2021, but it had to be delayed for internal reasons. This will involve consultations with the neighbours and a permit application to the City of Ottawa. Light fixtures were purchased on the basis of the 2019 AGM decision to proceed with the project, before COVID-19 forced a pause. That reduced the remaining cost of the project by \$20,000. If the project is cancelled, we expect to resell the light fixtures and recoup most if not all of their cost.

A third priority confirmed by the survey is improvement of the clay courts. Laser levelling followed by deep scarification can significantly improve the capacity of the courts to recover after rain. Regular maintenance during the tennis season is also important and staff and volunteers have become more adept at this. We assume that the underground watering system will remain viable for the next four years, but it is coming to the end of its useful life. Significant reserves must be maintained to prepare for this major expense.

Table 1: Capital Expenses 2021-2030: Actual and Planned

	2021	2022	2023	2024	2025	2026=30
	Parking lot and minor clubhouse repairs \$3K	Hard court resurfacing 15-20K	Repairs to clay court plumbing 10K	Repair of clubhouse supporting posts \$20K	TBD 10K	Clay court replacement \$200-250K
	Deck repair \$3K	Lighting project \$55-65K				
	New cooktop and oven \$2K	Clay court laser levelling+ and deep scarifying \$5-8K				
		Kitchen improvements \$10K				
		Ball machine and shed roof \$10K				
Total	8K	90-108K	10K	20K	10K	200-250K
Surplus	65K	35K	30K	30K	30K	
Reserves	250K	172-190K	192-210K	202-220K	222-240K	

We do not envisage replacing the clubhouse over the next 10 years, but various expenditures will be necessary to prolong its life and improve its functionality. These include a major overhaul of the kitchen, and repair or replacement of the posts holding up the building. The deck has been given a new lease on life thanks to the amazing work of a couple of volunteers.

We propose the following motion:

- 1) That the capital plan outlined in Table 1 be approved, with the understanding that the membership will be provided with an update at each Annual General Meeting of the club and will be asked to approve any major changes to the plan.

Thanks to the success of the current fiscal year, and the improved financial prospects for the near future, we believe that these capital expenses can be covered by realistic annual surpluses of \$25-40,000 and occasional increases in fees. This will enable us to build up a reserve which should cover the eventual cost of clay court replacement with little or no special levy, depending on how soon it needs to be done.