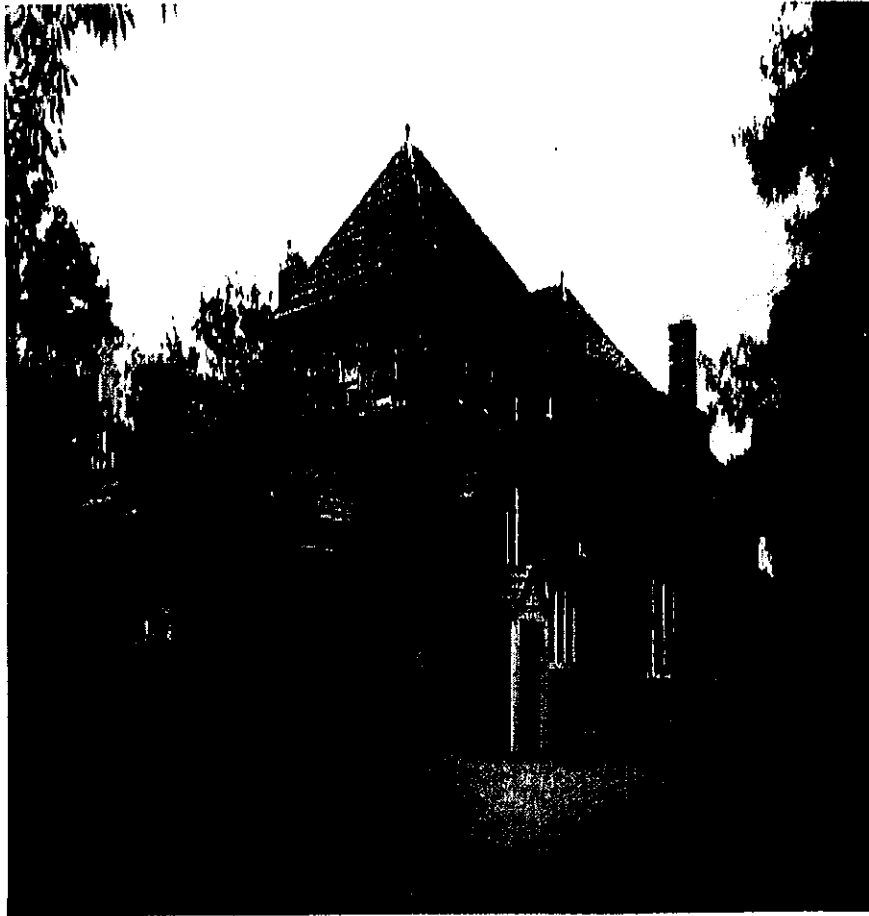


# **The Glendale Lyceum**

1997

Year-End Report



## **GLENDALE LYCEUM**

### **Officers And Board Of Directors 1997**

JOSEPH C HUBBARD ..... President  
BETTY KOORIS ..... Vice President/Treasurer  
CYNTHIA HALBAUER TAYLOR ... Second Vice/Entertainment  
FREDERICK J PFIRRMANN .... Audit, By-Laws and Calendar  
RANDALL PARKS ..... House And Grounds  
BRUCE ABEL ..... Pool  
SCOTT BRINKER ..... Secretary  
ANDREW TODD ..... Sports  
JACK MURRAY ..... Youth, Drama and Education

## PRESIDENT'S REPORT

1997 was a busy year for the Glendale Lyceum. Member rentals were at an all time high. The Dinners of the Month were enthusiastically attended. We even witnessed the resurgence of the Dramatic Club with the production of *The Marriage Proposal*.

The Entertainment Committee was also busy planning events for all the members culminating in the New Year's bash. The Director's Ball was also a huge success with a capacity crowd approaching 250.

Sports were still the main focus for many of our members. Tennis and paddle tennis use were up and the new swimming pool continued to be a hit with all ages.

Our non-member rentals were also at an all time high which helped keep our dues at a low level. The Lyceum has become one of the premier rental properties in the Cincinnati area. Unfortunately, we have probably been too successful in selling the Lyceum. As a result of increased non-member rentals, as well as, increased member usage, availability of the Lyceum for short-term member rentals has reduced significantly. In addition, the increased usage of the facilities has stretched the limit of the Lyceum's manpower resources which has caused all sorts of hard feelings when things that used to be done by the staff, can't be.

To help resolve this issue, the Board has formed a task force chaired by Betty Kooris to review our manpower resources. In conjunction with Betty's task force, the Board will review the whole issue of non-member rentals during the first quarter.

Most of us, including me, started 1997 feeling that the Lyceum 2000 project fixed everything. Wrong! Randy Parks convinced us that we needed a new flat roof on the back of the main building. It had been replaced approximately 10 years ago and it was starting to deteriorate badly. The awning next to the tennis courts ripped to

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pieces. The roof on the Squash Hut had a huge hole in it. We either had to fix it or tear the building down. The custodian's apartment had deteriorated to the point that it was almost uninhabitable.

The Board worked very hard this year to develop a long-range capital improvement plan for the Lyceum. The final result was a plan that requires at least \$50-60 thousand each year to keep the Lyceum in working order. The plan includes upgrading the air conditioning, replacement of the windows in the main building, performing routine maintenance on the new pool, etc. Some of the items in the long-range plan are optional and would require approval by the membership before doing them. Most, however, are not optional.

After many hours of lively discussion, the Board decided to fund these capital expenditures by selling Procter & Gamble stock rather than increasing dues and/or special assessments. The Board felt that the last dues increase was significant and is trying as best it can to keep the monthly costs as low as possible.

I want to give special thanks to my wife, Cathy. She especially worked hard to put on the Director's Ball. I never realized how much work went into the Ball until this year. Believe me, it's a lot. She was also supportive during the year in spite of the fact that I was off doing this and that.

I want to also thank Judy, Jane and Bruce for their efforts during the past year. The staff really cares about the Lyceum and is committed to making it a better place for the membership. Finally, I want to thank each of you for your support and ask that you give your new President and Board the same support as they address the above issues during 1998.

Respectfully submitted by:  
Joe Hubbard, President

## TREASURER'S REPORT

With the completion of the Lyceum 2000 project use of the Lyceum has skyrocketed and this additional activity necessitated increased expenditures in several areas. As the President mentioned earlier, the scope of the Lyceum 2000 renovations did not cover many of the physical needs of this wonderful old structure. With proper diligence the Board has corrected the most pressing repairs and has begun to analyze and prepare for necessary capital outlays. (See the following 5 year **Capital Expenditure Forecast** which proposes a time-table of required repairs/replacements, which is, of course, subject to change.)

This past year saw little change in **Dues and Initiation Fees** collected when compared to 1996, however there was no **Assessment** in 1997. **Rental Income** on the other hand nearly doubled in 1997. **Member Rentals** netted \$12,772 vs. \$7,468 in '96. **Non-Member Rentals** went from \$49,172 to \$83,324 in '97! **Entertainment** lost \$10,505 to date vs. \$5,461 last year, but \$9,000 of New Year's Eve expenses were paid in December with no offsetting income yet collected. The **Director's Ball (Lyceum Functions)** represents an annual expense of \$10,000+/- . **Dinner of the Month** and **Kids' Camp** continue to be very popular activities and congratulations are in order to the committee members of both functions who have honed their skills to be able to operate at the point of break-even!

## INCOME & RELATED EXPENSES

	1996	1997	BUDGET 1997
Dues & Assmts	149,136	141,807	140,000
Member Rentals	7,468	12,772	7,200
Non-Member Rntl	49,172	83,324	44,540
Entertainment	(5,461)	(10,505)	(2,000)
Lyceum Functions	(11,170)	(11,973)	(10,800)
Pool	2,240	1,953	800
Sports	(489)	(753)	1,400
YED	(5,464)	(1,286)	(1,200)
Dividends/Interest	30,371	26,610	23,712
<b>TOTAL INC/EXP.</b>	<b>215,803</b>	<b>241,949</b>	<b>203,652</b>

**Operating Expenses** saw the most dramatic change as compared to 1996. **Wages** (excluding Pool) and related **Payroll Expenses** increased approximately \$10,000, from \$62,000 to \$72,000, all of which was anticipated in the 1997 budget. **Administrative** salaries increased modestly and the **Custodian** went from hourly to a full-time salaried position.

**House and Grounds** experienced the largest jump in operating costs. Increased demand for supplies, additional janitorial costs and a rash of heating and plumbing repairs all contributed to **H&G** going from \$30,822 in '96 to \$ 43,410 in '97. A committee of Board members, in concert with the Lyceum staff, has begun to analyze the operating procedures and staffing requirements here at the Lyceum. Our goal is to better evaluate and anticipate the impact of the expanded rental activity and the ongoing evolution of the Lyceum's functions and physical demands.

With the doubling of **Rental Income**, estimated **Federal Tax** payments more than doubled, going from \$7,590 to approximately \$16,500. The wonderfully expanded pool facility unfortunately has generated a 30% increase in **Pool** payroll and operating expenses; '97 costs were \$24, 257 vs. \$18, 094 in '96. This operating expense

will increase in '98 as the costs of opening the pool this year were covered by the initial warranty. **Sports** expenditures were up nearly \$2,000 over '96, ( \$16,552 vs. \$14,727) due primarily to unusual plumbing repairs on the Tenneco court sprinklers and gas lines for the Paddle courts' heaters.

## OPERATING EXPENSES

	1996	1997	BUDGET 1997
Wages/PRTaxes	61,985	72,133	70,516
Federal Taxes	7,590	16,500	7,400
Insurance	6,910	6,475	7,370
Utilities	24,437	24,747	25,000
Admin. Costs	11,302	9,545	9,680
House & Grnds	30,822	43,410	30,000
Pool	18,094	24,257	21,000
Sports	14,727	16,522	13,550
<b>TOTAL OP. EXP.</b>	<b>192,765</b>	<b>229,939</b>	<b>210,516</b>
<b>INC LESS OP.EXP</b>	<b>23,038</b>	<b>12,010</b>	<b>2,136</b>

As mentioned earlier, there were capital expenditures required to complete the Lyceum 2000 project totaling approximately \$12,000. In addition to these, there were other major repairs and replacements that surfaced in '97 which were mandatory to protect the interior renovation investment. The Board approved the replacement of the tattered awning over the Sun Porch (\$5,500); the Sun Room/Kitchen roof was replaced (\$16,870); the Squash hut was saved from complete ruination with \$4,000 in repairs; the costs of heaters and a third paddle court frame which exceeded the donation totals by individual members were supplemented by the Board (\$5,580); finally, the long-needed renovation of the Custodian's apartment was approved and is nearly completed (\$22,000).

In addition to the above-cited expenditures, the Lyceum had to pay approximately \$169,000 in **Capital Gains** taxes for the 3,200 shares of P&G stock sold to fund the Lyceum 2000 project in '96 and

the 1,275 shares sold in '97. The good news is the stock valuation continues to rise and is \$511,000 higher than at the beginning of the year! After the stock split in September, we now own 24,090 shares valued at \$80.75 per share totaling \$1,945,268 as of 12/31/97.

The \$425,000 loan was reduced by a principal payment of \$23,750, but due to cash constraints caused by the roof repairs a second loan in the amount of \$25,000 was secured with Lebanon Citizens National Bank and is scheduled to be paid off within two (2) years.

**CAPITAL EXPENDITURE FORECAST**

ITEM	1998	1999	2000	2001	2002
Windscreen rplcmt	\$3,000				
Sprinkler rplcmt					\$15,000
Tennis ct. lighting			\$5,000		
Basketball hoop		\$1,000			
New golf cart		\$2,000			
New roller for courts		\$1,000			
Paddle screens		\$10,000			
Omni court repairs			\$3,000		
Regrade tennis courts				Note: \$ 15,000 in 2003	
Croquet court instlltn.				Note: \$ 25,000 in 2004	
<b>TOTAL SPORTS</b>	<b>\$3,000</b>	<b>\$14,000</b>	<b>\$8,000</b>	<b>\$0</b>	<b>\$15,000</b>

**CAPITAL EXPENDITURE FORECAST continued**

ITEM	1998	1999	2000	2001	2002
Tuck point/seal brick	\$6,500				\$6,000
Repaint ext. trim				\$3,500	
Terrace drain correction	\$2,100				
Backflow preventers	\$3,800				
Foundation uplift			\$15,000		
Ballroom sound correction		\$15,000			
Window replcmts	\$3,500	\$4,000	\$4,000	\$4,000	\$4,000
Furniture refurbishmnt	\$2,500		\$2,500		\$2,500
Upgrade drainage	\$11,000				
Basement renovation				\$10,000	
TV/Entertainment cntr		\$4,500			
HVAC upgrade	11000	\$15,000			
Kitchen eqpt. rplcmt		\$3,000	\$3,000		
Handicap access ???					
Additional storage ???					
<b>TOTAL MAIN BLDG.</b>	<b>\$40,400</b>	<b>\$41,500</b>	<b>\$24,500</b>	<b>\$19,501</b>	<b>\$14,502</b>
Garage repairs	\$6,600				
Repave parking lot			\$20,000		
Landscaping			\$2,000	\$2,000	\$2,000
Pool/Paddle furniture				\$6,000	
New swing set					\$6,000
Sidewalk replcmts.		\$2,000	\$2,000		
<b>TOTAL OTHER</b>	<b>\$6,600</b>	<b>\$2,000</b>	<b>\$24,000</b>	<b>\$8,000</b>	<b>\$8,000</b>
Pool furniture		\$2,000	\$2,000	\$2,000	\$2,000
Pool eqpt. storage		\$2,000			
Wood deck/baby pool		\$2,500			
Night lighting upgrade			\$5,000		
Concrete deck repairs				\$3,000	\$3,000
Marcite painting				\$8,000	
<b>TOTAL POOL</b>	<b>\$0</b>	<b>\$6,500</b>	<b>\$7,000</b>	<b>\$13,000</b>	<b>\$5,000</b>
<b>TOTAL CAP. EXP.</b>	<b>\$50,000</b>	<b>\$64,000</b>	<b>\$63,500</b>	<b>\$40,501</b>	<b>\$42,502</b>

Respectfully submitted by:  
Betty Kooris, Treasurer

## SECRETARY'S REPORT

### Membership Report

The recap shown below summarizes the changes in the various classes of membership during 1997. While the totals show a very modest increase, there is another and more important story buried in the numbers. During the year 13 families joined the Lyceum (23 seniors and a total of 45 "new members") yet our senior membership declined even after adjustment for five reinstatements. The trend seems clear: the Lyceum needs to enlist 15 to 20 "new families" every year just to maintain the current level of membership (and dues) in light of resignations, transfers, deaths, etc. The Lyceum needs the best efforts from all to grow the current level of membership. We clearly have outstanding facilities and superb programs that can easily support a significant increase in participation.

It is with great sadness that we note the passing of three long time members during 1997:

Hugh Carmichael  
Tom Muir  
Bev Tucker Sr.

### Membership Summary

	Jan 1, 1997	Dec 31, 1997	Change
Senior	290	283	-7
Retired, Honorary	101	103	+2
Jr., Sub-Jr., Minor	199	202	+3
Out of Town	25	29	+4
A/O	1	4	+3
Total	616	621	+5

### New Members

Alexander Bailey  
Stephanie and Michael Besl and  
Joseph Michael, Sarah Anne, Hannah Marie, Natalie Carol  
Paul Breidenbach  
Susan and Len Brooks  
Pam and Paul Cheney  
and William  
Elizabeth Halbauer  
Dana and James Kelly  
and John and Kelly  
Sharon Kwiecinski  
Deborah Loewenstine  
Lori and Kevin Malloy  
and Claire Rose, Mary Catherine and Loretta Anne  
Eva and Ted Plattenburg  
and Gustav and Niklas  
Montana Reilly  
Beth and John Smith  
and Adam, David and Anna  
Nancy and Chris Weber  
and Elizabeth and Mimi  
Andrea and Ralph Winterhalter  
and Jackie and Charlie  
Victoria and Greg Woeste

Respectfully submitted by:  
Scott Brinker, Secretary

## AUDIT, BY-LAWS AND CALENDAR

Our endowment fund from P&G stock is allocated as follows:

300 Shares	-Special certificates in the Safe Deposit Box
6,970 Shares	-At P&G
<u>16,820 Shares</u>	-At Lebanon Citizen National Bank as Collateral
24,090 Shares	-Total

The Lyceum's new look is achieving results beyond our expectations. Rental income reached an all time high of \$109,943.77. This equals about one third of the total revenues of the Lyceum.

This year concludes my sixth year on the Board. I want to thank all of you for your support and confidence. It was very gratifying to be part of the Boards that made significant changes to the Lyceum.

Respectfully submitted by:  
Frederick J. Pfirrmann, Audit, By-Laws And Calendar

## ENTERTAINMENT REPORT

We had many reasons to celebrate and join friends this year  
We gathered for comraderie, good times and even green beer

We started our year out with a little Irish cheer  
And all had a good time from what we did hear

Our Spring Party this year took us to the city of lights and romance  
We learned about wines, enjoyed good food and danced

An old fashioned picnic was enjoyed on Memorial Day  
Our grillers were quite hard working I must say

The bike parade was enjoyed by young and old  
The weather was not too bad, it was not too cold

July 4th brought us tennis and Ed's barbecue treat  
The fireworks that followed couldn't be beat

Our seafood and Margarita Pool party in July was such fun  
We enjoyed food and drink and the setting of the sun

The Mexican Party was in August and another hit for all  
We celebrated the summer and got ready for fall

Labor Day was the final picnic for the year  
All the kids wore their cowboy and Indian gear

Our committees worked hard and I would like to thank each and  
everyone

They discovered it was not much work and a lot of fun



Helping hands are provided by Jane, Judy and Bruce  
They tie up any ends that may be loose

We look forward to more fun in 1998  
Sign up for your reservations...Don't be too late!!!!

Respectfully submitted by:  
Cindy Halbauer Taylor, Chairwoman - Entertainment

## HOUSE AND GROUNDS REPORT

- I. Routine Maintenance
  - A. Trimmed Live trees and cut down dead trees
  - B. Excavated driveway area behind paddle tennis courts
  - C. Removed debris from behind the old warming hut
  - D. Seeded area behind the old warming hut
  - E. Transplanted 4 large burning bushes to the east fence line of the pool
  - F. Widened the driveway to the main building delivery entrance
  - G. Installed back splashes on the counters in the women's restroom and also on the bar area
  - H. Painted the exterior trim on the main building
  - I. Installed a small exhaust fan in the attic above the library
  - J. Sealed the wood loading dock and deck around the Multi-Purpose Building
  - K. Installed shower doors in the Multi-Purpose Building
  - L. Arranged general grounds maintenance including mowing, trimming, mulching, planting flowers, watering, weeding, fertilizing and snow plowing
  - M. Coated the front driveway area with blacktop sealer
  - N. Repaired picnic tables and coated with polyurethane
  - O. Painted top surface of the round tables in the ballroom
  - P. Purchased a new washer and dryer for the Lyceum kitchen
  - Q. Cleaned gutters on the main building
  
- II. 1997 Capital Improvements
  - A. New roof and copper gutters on the kitchen and Sun Room
    1. (Hinson Roofing - \$16,870.00)

- B. New terrace awning
  - 1. (Awnings by Zum - \$5,500.00)
- C. Renovation of Maintenance Supervisor's apartment
  - 1. (Bockenstette Development - \$22,000.00)

III. 1998 Proposed Routine Maintenance

- A. Replace exterior screen door to office entrance
- B. Repair floor in Sun Room
- C. Seal and restripe parking lot
- D. Mulch, care for lawn, trim, leaf and snow removal
- E. Spread topsoil and fertilize lawn area around pool
- F. Remove metal jungle gym
- G. Clean up brush along parking lot and pool area
- H. Arrange HVAC routine maintenance and cleaning
- I. Install past President's plaque
- J. Arrange various required inspections - kitchen, backflow preventer, boiler, fire extinguishers
- K. Clean gutters on Main Building, Multi-Purpose Building and Squash Hut
- L. Improve gravel walkway area around paddle tennis courts
- M. Apply a non-skid surface coating to decking around paddle tennis courts
- N. Arrange for new carpet in the women's restroom - Main Building
- O. Reupholster furniture in the lobby.

IV. 1998 Proposed Capital Improvement Projects

- A. Water backflow preventer installation - \$3,680.00
- B. Door closer installation - \$1,940.00
- C. Garage repair/replacement or convert Squash Hut to a garage storage facility
- D. New windows - west side of Ballroom - \$3,300.00

- E. Tuck point exterior brick
- F. Chemically seal exterior brick
- G. Purchase a new dishwasher for the Lyceum kitchen
- H. Improve drainage around Main Building and south east side of pool - \$11,000.00
- I. Repair Portico and north side entrance (walls and floor are settling and cracking)

Priorities for the 1998 proposed capital projects may change due to physical need, available funds and timing to coordinate with rentals and member activities.

Again, I am very appreciative of the dedication and cooperation of Judy Hummer, Bruce Kern and Jane Jackson; they work hard to make the Lyceum a smoother running operation.

Thank you to Ken Bockenstette for implementing his good ideas in the renovation of the Maintenance Supervisor's apartment.

Respectfully submitted by:  
Randall Parks, Chairman, House and Grounds

## POOL REPORT

This year, my third year as Pool Chairman, the pool was managed so well that I almost forgot about it. Thank you, Jane.

Based on 1997's experience it cost \$26,000.00 to run this new pool properly—i.e. turnkey. Next year it will be \$27,000.00 because we have one extra week between Memorial Day and Labor Day.

The old pool cost us \$15,000.00 to operate.

The feature of the 1997 season was, once again, but more than ever, the excellent, experienced lifeguard staff, which Jane reassembled following careful interviewing sessions in March and April. Thanks go out to:

Jennifer Hlavaty, Princeton High School, currently a Senior  
Crystal McWhorter, Loveland High School, currently a Senior  
Sabina Ridenour, Princeton High School, currently a Junior  
Kyle Schlewinsky, Cincinnati State Technical College  
J D Warden, Florida State

The "emergency" of the 1997 season was the breakdown and quick replacement of the motor in the pumphouse. H. W. Rhodes, Inc., our pool consultant, had forewarned us that the motor had not been set correctly and we added this to our warranty letter to Designor Pools, sent July 1st, one day before the one-year warranty period was over. On July 2nd, the motor gave out! Grudgingly, Bryant Bay, of Designor Pools, came down from northern Ohio and replaced the motor, and also set the new one with the proper support.

That's it. I tried to search the Internet under "pools" to add more spice to this report, but of the 334,000 articles which had mentioned the word "pool" I read only the top ten. The only one of interest was how much Jell-O it would take to make the world's largest dessert in a 200,000-gallon pool and how much this would cost.

Respectfully submitted by:  
Bruce Abel, Chairman, Pool

## SPORTS REPORT

The sports program for 1997 started off with a bang. With the new Sports Building taking on its inaugural paddle tennis tournament. Many paddler's participated in this blue-ribbon event along with the convivial spectators. The Saturday evening party hosted all players and friends for a night of "duck-pin-bowling". You were lucky is you showed up without a hole in your sox since we bowled shoeless.

Paddle enthusiast stepped up to the challenge by donating funds to buy four heaters. The heaters assist in removing the snow and ice from the courts and prolong the court surface. It also saves a back or two. The heaters have been installed on are working great. Thanks to all who contributed to this cause. We continue to receive many compliments from the membership and our visitoring interclub teams on our facility.

With the increase in participation surrounding paddle, the Board of Directors acquired a third paddle tennis court from a residents home in Hamilton. It cost us practically nothing, transportation of the court and reseeding. With a little foresight, the Lyceum could have a third court for about half the cost of a new one. The construction of this court would have to be voted on by the membership. Estimated cost of this project \$15 - \$20,000. I ask for your support when this comes to a vote.

Once again, Chris Underwood was aborad as our Tennis Pro. She brings great enthusiasm to her job which in turns makes us all play more often with renewed vigor. Clinics were held for all ages and abilities throughout the summer. The courts were maintained this year by Joe Hall VI. Joe did a fantastic job. With Joe's help and the assistance of our new sprinkler heads, the courts were pristine. The Lyceum women's and men's teams proved again what an accomplished group they are. The junior interclub teams had another successful year. The Club Championship held on July 4th had very large draws in every event. The men's winner was Ryan Carroll with

the ever-present women's winner, Chris Underwood.

Thanks for everyone's support and participation this past year and in years past. I would like to thank the membership for making my experience as a Board of Director, educational and very regarding. It has been very enjoyable to serve this great membership and the Glendale Lyceum.

Respectfully submitted by:  
Andrew Todd, Chairman - Sports

## YOUTH, EDUCATION AND DRAMA REPORT

There is no verse  
It would be worse

### I. Education

- A. Linda and Joe D'Amato taught some guys to cook well. Others continue to survive on cold beans and franks.
- B. Angie Larimer's course on Personal Finance caused my wife to want separate accounts.
- C. Other educational evenings were coupled with dinner and featured:
  - 1. The Goves pushing a tour bus through northern India
  - 2. The Todd-Young documentary on Mardi Gras. Local travel agents report Glendalians heading for New Orleans on the way to Florida this winter.
  - 3. A skit-tish history of the Lyceum which finally debunked the story that Thomas Jefferson was among the Lyceum founders.

### II. Kid's Camp

- A. Janet Todd most capably presided over a record 273 camper-weeks. Despite this success there will be no camp for those senior-citizen Lyceum members over 65 who are not in Michigan for the summer. Lack of supervisory help is the problem.

### III. Dramatic Club

- A. With Ellen Bockenstette's acceptance of Joe Green's proposal and assists from Joe Hubbard and Anton Chekhov, Jackie Knapp revitalized interest dramatically. The suggestion that Ben-Hur be the next production was deemed somewhat ambitious at this time.

### IV. Dinner of the Month

- A. Dinner of the Month, under Lynn Murray, provided meals

without wheels for 842 culturally hungry members during the year. They sang for their supper in December, were sung to by Cincinnati Opera and Mayor Brockmeier, played games (croquet players must now ground their mallets prior to discussions with referee Tom Todd), and enjoyed an Oktoberfest nit viel gemütlichkeit!

### V. Miscellaneous

- A. Bob Bidwell began dieting following his annual stint as the star of Breakfast with Santa and Steve Geary filled out the bunny suit for the Easter Egg Hunt.

None of the above would have worked well without Jane Jackson.

With thanks to all

Respectfully submitted by:

Jack Murray, Chairman, Youth, Education and Drama

The 1997 Board Members  
wish  
The Glendale Lyceum Membership  
A happy and healthy 1998.

This booklet was prepared for use of The Glendale Lyceum  
membership only.

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The Glendale Lyceum  
865 Congress Avenue  
Glendale, Ohio 45246