

**House Committee Meeting Minutes**  
**Monday, July 14, 2025**  
**10:00am Clubhouse Meeting Room**

**Attendance:** Rob Peters (Chair), Mike Ceccanti (vice-chair), Keith Walbridge, Patty O'Toole, Megan Rutz, Jim Gorman, Judi Harrison, Nancy Daum, Sharon Niemczyk, Susan Howell

**Old Business**

1. House Committee Secretary – Mike Ceccanti reported that Megan Rutz will be Secretary of the House Committee at this time.
2. Status of Pool and House Committee merger –
  - a. The committee discussed whether the pool committee should be considered a sub-committee of the House Committee. The committee agreed this was the best approach. Susan Howell, Sharon Niemczyk, Jim Gorman and Pat Nida will continue as members of the pool subcommittee, with Susan Howell serving as sub-committee lead.
  - b. The committee discussed the recent complaint filed by a resident about the pool, and various options for resolution.
  - c. Sharon Niemczyk reported and confirmed by Jim Gorman that the pool lock is disengaging at pool opening and remaining unlocked throughout the day.
  - d. The committee recommended that the rules be sent out via e-blast to all residents with updated rules. Jim Gorman will assess all signage at the pool.
3. Update of Pool Greenspace
  - a. Mike Ceccanti led a discussion of the pool greenspace and recommended a sub-committee be formed to move forward and a budget developed. Mike volunteered to be the project lead and will develop a sub-committee for the purposes of developing the 2026 reserve budget items. Megan Rutz suggested that they develop an overall budget.
  - b. Rob Peters reported that Jeff will have Fraher Electric come out and disconnect the wiring currently in place in that area.
4. Common Area Landscaping
  - a. Mike Ceccanti reported that complaints have been registered about the efficiency of KCCA's common area landscaping contractor, Innovative Landscaping. Mike indicated that Yvette Curiel is setting up a meeting/walk-through with Innovative Landscaping, Rob Peters, Mike Ceccanti, Cheri Gilmore-Forczyk and herself to discuss KCCA's satisfaction with the work being performed and develop a resolution.

## 5. Building Maintenance

- a. Mike Ceccanti reported that the building maintenance contractor is on an ala carte basis. Mike volunteered to discuss with Cascade Maintenance what it would take to walk through the buildings periodically.

## 6. Meeting Room Chairs

- a. Patty O'Toole provided three (3) sample chairs for the committee to evaluate for the purposes of establishing a budget number for 2026.

## 7. Bubble Rock

- a. Keith Walbridge reported on his investigation into replacing the bubble rock in the area between the library and the clubhouse and asked for a recommendation from the committee as to the next actions.
- b. Mike Ceccanti recommended that Keith obtain prices for replacing just the liner and retain the current bubbling rock. Rob Peters recommended that a conversation be held with Jeff as to what exactly needs to happen.
- c. Jim Gorman recommended that we look at the above ground options as well.
- d. The conversation was tabled until further investigation was completed.

## 8. Front Entrance concrete

- a. Rob Peters brought samples of an in-lay mat for use in front of the building. He reported that the tiles must be received before the concrete work can begin. Committee recommended that he proceed with the project using the "rubber tire" product.
- b. Rob will move forward with ordering the inlay mat and schedule the concrete
- c. Megan Rutz provided examples of benches for the purposes of 2026 budgeting. The committee recommended that \$4,000 be submitted for this item on the 2026 reserve budget.

## 9. Electrical Panel labeling

- a. Keith Walbridge reported that the clubhouse was completed

## 10. HVAC Engineering Study

- a. Mike Ceccanti reported that he had met with both JH Kelly and Heat Pump Company regarding alternatives.
- b. Mike reported that The Heat Pump Store had adjusted the existing split units in the meeting room and multi-purpose room, correcting its current function
- c. Rob Peters reported that the engineering study needed to be completed in 2025 as it was budgeted for this year.

#### 11. Golf Maintenance Building Bathroom

- a. Rob Peters reported that he had contacted Complete Coatings and received an estimate of \$4,970 for fixing the flooring both women's and men's restrooms on the golf course. It included grinding the floor, sealing and non-slip coating.
- b. He reported that the door and door casing for each restroom would also need to be replaced.
- c. Rob will submit a work order to have Jeff clean up the outside area

#### 12. Painting outside of ProShop

- a. Rob Peters submitted a bid obtained from Parish Enterprises to repair / paint outside of the pro shop. Megan Rutz will check if there are funds available in the maintenance budget for 2025.

#### 13. Office flooring replacement

- a. Mike Ceccanti indicated that he is investigating various options for flooring. To be included in the 2026 budget

### **New Business**

#### 1. KCCA Sidewalk repair

- a. Mike Ceccanti reported that a resident had fallen on the sidewalk near the golf course off Queen Victoria. He said there is a question as to whether the fall occurred on the golf course property or if it was the responsibility of the homeowner.
- b. Rob Peters reported that a surveyor may be hired to determine appropriate property line to determine liability and need for correction.

#### 2. Outdoor Pool Furniture

- a. Sharon Niemczyk reported that several chairs had failed at the pool. She asked that the topic be tabled until the pool sub-committee had time to meet.

#### 3. Golf/Pool Storage Room

- a. Mike Ceccanti tabled the topic

### **Next Meeting**

Monday, July 28<sup>th</sup>  
10:00am

Clubhouse Meeting Room

Approved