

House Committee Meeting Minutes
Monday, July 28, 2025
10:00am Clubhouse Meeting Room

Attendance

Rob Peters, Marilyn Mason (guest), Joyce Saari (guest), Megan Rutz, Jim Gorman, Judi Harrison, Patty O'Toole, Nancy Daum, Keith Walbridge, Mike Ceccanti (absent), Yvette Curiel (guest), Kathy Admundson (guest), Marilyn Mason (guest), Joyce Saari (guest)

Old Business

1. Outdoor Pool – Susan Howell presented a “Pool Issue Log’ that identified issues and will be presented to the KCCA office for use in recording issues going forward.
 - a. Susan reported that a hose was being stored in front of the shower, creating a trip hazard. When removed, the cover under which the hose is being laid is not sufficient to support anyone that steps on it. She passed around a picture of the issue and a piece of plexiglass from Tap Plastics that was chemical resistance, slip resistant, UV resistant and should not break if stepped on. The committee recommended that the plexiglass be purchased and approved as a safety issue (board approval not required)
 - b. Pool hours are posted as open until 8:00pm, however it was discovered that the pool key card locks at 7:30pm. The committee asked that the key card time be changed to 7:45pm. Yvette will have the conversation with Jeff.
 - c. Susan reported that she had reviewed the Washington County rules for pool usage and that there was one sign that were not present as

outside of the pool as required by law. The committee authorized purchase of the required county sign as a safety/licensure issue (board approval not required).

2. Pool Greenspace – Rob Peters reported that he had asked Jeff to schedule Frahler Electric to remove the electrical, and he had not heard back. He reported that he was working on obtaining additional bids for removing/replacing the wall.
3. Common Area Landscaping – Megan Rutz provided the report in the absence of Mike Ceccenti. Mike walked with Steve from Innovative Landscaping and reviewed our dissatisfaction with their service. He indicated a 60 day notice to improve their performance. Innovative reported that they had an issue with a significant amount of dog “poop” on their mowers. The committee discussed the possibility of adding “poop” bag stands to Gazebo Park. The committee felt that it wasn’t something that could be readily maintained and suggested that an E-Blast be sent out, a possible newsletter and signage in the park requesting that residents pick up after their pets.
4. Front Entrance Concrete – Rob Peters reported that payment had been sent to the Mat Company and a rush order submitted. The mats are required to be on site before any concrete work could begin. He anticipates that the mats should be received in approximately 2 weeks. He said that the concrete contractor was “ready to go” once the mats were received. He further reported that there would need to be planning for individuals to be able to access the clubhouse building during construction (2-3 days). Rob will talk with Jeff about the purchase of landscaping weed

cloth to be used under the river rocks. If Jeff does not have it readily available, Judi Harrison offered to purchase it on behalf of the committee.

5. HVAC Engineering Study – Rob Peters reported they are still waiting on bids for the engineering study.
6. Golf Maintenance Building Restroom – Rob Peters reported he had requested a bid from Diamond Grind for the resurfacing of the restrooms. There was also conversation about the possible needs for door/door jams. Keith Walbridge volunteered to look at the doors. Parish was also asked to evaluate the doors. The cost would then need to be budgeted for 2026.
7. Painting outside of Pro Shop – Rob Peters presented Parish Enterprises quotes for replacing rotten siding on the pro shop and replacement of two rotten posts on the pathway to the pro shop. Rob will verify with Yvette as to whether or not the damage was caused by the tree removal company.
8. KCCA Sidewalk Repair – Rob Peters reported that he had not heard back regarding a survey of the property to determine who was responsible for the sidewalk on Queen Elizabeth. He said that Yvette Curiel and Jeff Halfman were working on determining the party responsible. Judi Harrison and Susan Howell volunteered to walk the property and identify the areas of issue.

New Business

1. Golf Course Gas Tank – Rob Peters will talk with Jeff about whether or not the tank is appropriately contained and inspected periodically.

2. Reserve – Megan Rutz provided the committee with a copy of the 2025 – 2028 reserve budgets and asked that the committee review both this year and future year for budgeting purposes.
3. Meeting Room Chairs – Patty provided a sample of another chair for the committee to review to identify price for budgeting.

Next Meeting

Monday, August 11, 2025

10:00am

Clubhouse Meeting Room