

House Committee Meeting Minutes
Monday, August 11, 2025
10:00am Clubhouse Meeting Room

Attendance

Rob Peters, Megan Rutz, Jim Gorman, Judi Harrison, Patty O'Toole, Susan Howell, Nancy Daum (absent), Keith Walbridge (absent), Mike Ceccanti (absent),

1. Building name change – Rob Peters reported that the clubhouse sign had been removed for concrete removal. Committee decided that this was an ideal opportunity for the renaming of the clubhouse. Judi Harrison volunteered to write an eblast to the community, soliciting ideas that could be discussed at the next meeting. At the next committee meeting, the top ideas will be selected and a vote by residents will be scheduled for Labor Day potluck.
2. Benches- Megan Rutz provided several options for review by the committee for purchase in 2025 under the concrete flatwork reserve account.
3. Golf course bathroom – Rob Peters provided a bid from Parish for replacement of the doors on the golf course bathrooms. Replacement includes steel doors, casings, etc. for a total of \$3300. Cost includes painting of the doors.
4. HVAC Engineering Quotes – Rob Peters reported that Mike Ceccanti has someone coming this afternoon to provide a quote. Rob expressed concern that mini-splits may not be large enough to support our needs. Rob reported that JH Kelly provided a bid of \$13k that will include architectural drawings. Forensics has been contacted to see if they would include the HVAC engineering in addition to the BECA. Bradford & Sons quote came in at \$50k+ just for the study, and so their bid will be ignored. Unfortunately, there are no drawings of the HVAC system in the clubhouse.
5. Survey for sidewalk ownership - Jeff Halfman has been asked to obtain an official survey to determine who owns the sidewalk on Queen Elizabeth that was the source of the recent fall by a resident. KCCA has agreed to pay for the survey before a decision is made as to liability.
6. Pool - Susan Howell reported that there appears to be a sensor problem related to heating the pool. Discussion centered around the weekend crew not testing water temperature on the weekends. The situation occurred again the weekend of 8/9 – 8/10. She also reported that there have been multiple issues with people eating and taking glass into the pool area.

Susan reported that 32 new chairs had been ordered and received to replace the sling back chairs that are falling apart in the pool and clubhouse area. She further reported that 12 lounge chairs had been ordered and are scheduled to be received this week.

Committee discussed the ability to add a phone (cellular based) to the pool, which would then negate the need to have the pro shop be responsible for opening and closing of the pool. Committee recommended that the solution be taken to the board for approval, and that the pool hours be adjusted to closed at “dusk”. Approximate cost for initial setup would be \$200, and then \$17/month. Phone access could be turned on and off when the pools aren’t in use.

7. Golf Course Gas Tank at Maintenance building – Rob Peters reported that the tank had been inspected, noting that the tank is more than is needed. Current tank holds 1000 gallons however he routinely only stores 200 gallons. Diesel is stored on 50-gallon tanks. Jeff has expressed interest in purchasing a divided tank that would hold both.
8. Pool Green Space – Rob Peters reported that two individuals from LARC (Paul & Mike) had requested attendance at a future meeting.
9. Park Watering – Megan Rutz reported that the water meters will be turned off in the following parks: Beaver Park, Matador Park, Camino Park and the walkway between King City as the areas had not been watered.

NEXT MEETING

Monday, August 25, 2025
10:00am
Clubhouse Meeting Room