

House Committee Meeting Minutes
Monday, January 13, 2025
10:00 am Clubhouse Meeting Room

Attendance: Keith Walbridge (co-chair), Jim Gorman, Megan Rutz, Nancy Daum, Cindy Scott, Yvette Curiel (guest), Patty O'Toole, Mike Ceccanti, Bryan Daum (guest)

Old Business

1. Clubhouse Banquet Room

- a. Ceiling Encapsulation some seams need to be retaped. Keith reported that there were seams that had either not been taped or the taping was separating. Keith Walbridge and Jim Gorman will evaluate further and contact Rob Peters to assist in contacting the provider.
- b. Post with broken trim. Yvette reported that she believed that movement of the piano had caused the problem. She suggested the following options:
 - i. Move the grand piano to the Living Room area;
 - ii. Purchase foam/plastic protective edges (buffers) that the choir would need to install each time they use the piano.

Discussion was held regarding these suggestions. The committee recommended a fine of \$50 be assessed the KCCA choir and they be advised that the piano must be moved while covered. Yvette Curiel will notify the choir of this assessment.

Committee recommended that the damaged post corners be replaced with a plastic type corner, with the recommendation that this process may be expanded to all posts in 2025. Jackie Ceccanti and Jim Gorman will coordinate purchasing and replacement of the molding. Megan Rutz will contact Bill Radon requesting that he look at the finish damage to the piano.

2. Multipurpose Room

- a. Door fix for new cabinets - Jackie Ceccanti reported that a replacement door had been received and needed to be replaced. Jackie suggested that the door be replaced on Friday, January 17th (10:00am) and new shelving be installed in the meeting room closet.

3. Pro Shop Restrooms

- a. Counter Top / Sink Replacement – Megan Rutz reported that all supplies were purchased in 2024, and that the update is planned for Saturday, January 18, 2025. Committee recommended that the library building be open during the repair for restroom usage.
- b. Fan Replacement – Keith Walbridge reported that the fans had been replaced and were operating quietly and effectively.
- c. Door Decals – Keith Walbridge reported that the door decals had been installed. Mike Ceccanti reported that he had received favorable comments.

4. Landscaping

- a. Status of Innovative Landscaping Contract – Yvette Curiel reported that the Innovative Landscaping started Friday, January 10th. A meeting is scheduled for Tuesday, January 14th to finalize routine maintenance schedule. Jeff Halfman will be their contact going forward. Yvette reported that the first goal will be the clean up of the overall property. Bark dust will be a supplemental charge. Mike Ceccanti reported that any trimming under 16' will be Innovative Landscaping's responsibility.

5. Building Maintenance

- a. Status of Contract – Yvette Curiel reported that KCCA had determined that “ala carte” services would be used, with the eventuality of pre-scheduled maintenance as well. For unscheduled maintenance needs, a “Work Order Request Form” should be completed, Jeff will determine the availability of his crew and then determine if Cascade Servies should be contacted.
- b. Electrical Plugs in the Shuffleboard area – Keith Walbridge reported that 3 plugs have been added as identified. He reported that no response had been received.

New Business

1. 2025 Reserve Study / Budgetary Considerations

- a. Planning
 - i. Banquet Hall Repair / Replace – Committee recommended that Judi Harrison present the various options to the committee.
 - ii. Furnishings – Pottery Room – Yvette Curiel recommended that a House Committee member coordinate with the Ceramics to determine their needs to assist with any RFP process. Yvette suggested that the ceramics club president be invited to the next House Committee meeting. Keith Walbridge will extend the invitation.

- iii. Office Remodel – Yvette Curiel reported that the painting was completed in 2024, with invoice submitted in 2025. This reserve item is completed. Flooring is scheduled for 2026 reserve. Committee suggested that excess carpet tiles and identified for possible use in the office this year.

2. Clubhouse Banquet Room

- a. Walls where touch up paint (wrong color) was used it looks spotty and we need to repaint those areas. Committee recommended that all posts and full walls with this issue be painted. Committee recommended that a “Work Order Request Form” be completed to request Jeff’s crew to perform the work.
- b. Mounts for the EXIT signs and battery need to be looked at some are loose. Committee discussed whether or not a notice from the fire marshal had already been issued. Yvette Curiel and Mike Ceccanti will follow up with Jeff. Committee discussed the need for Emergency Exit information postings, etc. Yvette will discuss the committee’s recommendation regarding the securing of advisory services from THPRD. Additionally, she will work with Jeff on exit signs, etc.

3. Other New Business

- a. No new business

Next Meeting: Monday, February 10, 10:00 Clubhouse Meeting Room