

House Committee Meeting Agenda
Monday, March 10, 2025
10:00 am Clubhouse Meeting Room

Attendance: Keith Walbridge (co-chair), Jim Gorman, Megan Rutz, Judi Harrison, Nancy Daum (absent), Cindy Scott, Patty O'Toole, Mike Ceccanti (absent), Debbie Domby-Hood (guest), Mike Mathis (guest)

Old Business

1. Ceramics Club
 - a. Debbie Domby-Hood (President of Ceramics Club) introduced herself and Mike Mathis to the group. She discussed her mission to make the Ceramics Club and room more open and inviting to all residents. She reported that the membership includes approximately 20 active members. Membership requires time with a mentor before they are given a key to the room. Discussion of her presentation.
 - b. Mike Mathis and Debbie Domby-Hood will provide a list of requests to the House Committee for consideration and forwarding to the Budget & Finance Committee. This list will include three (3) bids for a kiln controller (& installation), disposal of the smaller kiln (to be replaced by a donation), purchase of paint (club members to paint the room), purchase of a slab roller.
2. Clubhouse Banquet Room
 - a. Curtains update – Judi Harrison reported that the new shades for the Banquet Room have been ordered (at 2024 bid prices) and should arrive in 5-6 weeks.
 - i. Jim Gorman volunteered to assist with the removal of the current hardware, patching and painting prior to installation.
 - ii. Once shades are installed, the committee will consider side panels, etc.
3. Landscaping
 - a. Status of Innovative Landscaping Contract – Keith Walbridge reported that the contract had been accepted, signed and work has begun.

4. Building Maintenance

- a. Status of Contract – Tabled until Yvette Curiel is in attendance and able to report

5. Shuffleboard building

- a. Plugs on the two posts at the bowling green end of the building have been added – Project Complete
- b. New list of work requested – Keith Walbridge reported that a list of work requests had been submitted, and that the replacement of the retaining wall had been identified as the next project.

6. Clubhouse Banquet Room

- a. Mounts for the EXIT signs and battery need to be looked at some are loose. – Keith Walbridge reported that the exit signs need to be replaced. Megan Rutz will work with Mike Ceccanti to evaluate all EXIT signs.

New Business

1. 2025 Reserve Study / Budgetary Considerations

- a. Review bids for work on shuffleboard retaining wall – Committee reviewed bids and recommended that the retaining wall bid from Parish Enterprises be accepted. All three (3) bids will be submitted to the Budget & Finance Committee for approval.
- b. Review bids for concrete wall by pro shop & patio area by pro shop – Committee reviewed two (2) bids and determined that the best approach before making a recommendation would be as follows:
 - i. Evaluate total cost for retaining wall and patio area against budget
 - ii. Based on the above, committee determined that preparatory work in the pool/patio area be evaluated for completion this year. Additional recommendation to request budgetary consideration for retaining wall and patio area for 2026 budget.
- c. Concrete Flat Work – Front of Clubhouse
 - i. Develop complete specifications with expectations for flat concrete work. Upon completion, develop RFP to include two (2) bids for each

surface – (1) total replacement and (2) resurfacing. Bids must include disposal of existing concrete and be compliant with ADA guidelines.

2. Window Cleaning by Cascade Building Services – Committee recommended that window cleaning be completed by Cascade Building Services as described in the bid documents 2 times per year.
3. Outdoor Lighting by Cascade Building Services – Committee recommended that Cascade Building Services bid for the cleaning of outdoor/indoor lighting be approved one time only in 2025 with review/consideration for future budgetary consideration.

Next Meeting: Monday, March 24, 10:00 Clubhouse Meeting Room