

House Committee Meeting Agenda
Monday, April 14, 2025
10:00 am Clubhouse Meeting Room

Attendance: Jim Gorman, Megan Rutz, Keith Walbridge (absent), Judi Harrison (absent), Nancy Daum (absent), Cindy Scott (absent), Patty O'Toole (absent), Mike Ceccanti (absent),

Old Business

1. Ceramics Club
 - a. List of Requests for consideration requested at 3/10 meeting – list had not been received as of this meeting. Conversation tabled.
2. Clubhouse Banquet Room
 - a. Curtains update – Megan Rutz reported that the new blinds had been installed and were favorably received by those who noticed.
 - b. Recommendation for side panels has been rescinded.
 - c. Recommendation made to create operations guidelines for use of the the blinds.
3. Landscaping
 - a. Megan Rutz reported that Mike Ceccanti, Megan Rutz and Bill Radon had walked the clubhouse grounds and noted landscaping issues that need to be addressed. Mike will present to Innovative Landscaping.
4. Building Maintenance
 - a. Status of Contract – Tabled until Yvette Curiel is in attendance and able to report
5. Shuffleboard building
 - a. 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 approved and awarded.

- b. Tree removal had been approved by the Budget & Finance Committee and Board of Directors and April 1, 2025 and will be scheduled.
- 6. Clubhouse Banquet Room
 - a. Mounts for the EXIT signs and battery need to be looked at some are loose.
 - Megan Rutz reported that Jeff Halfman had installed new exit signs.
- 7. 2025 Reserve Study / Budgetary Considerations – Tabled until full committee in attendance.
- 8. Concrete Flat Work - Those in attendance recommended that a sub-committee be established with the following guidelines: 1. Prioritize work to be completed, Develop design ideas for each area, solicit bids for each area based on design idea. Committee recommends that the sub-committee include members of the community during the initial stages.
- 9. Window Cleaning by Cascade Building Services – Megan Rutz reported that the Budget & Finance Committee had approved window cleaning 1 time per year as opposed to the recommendation of 2 times per year by the House Committee. Request was approved by the Board of Directors.
- 10. Outdoor Lighting by Cascade Building Services – Megan Rutz reported that the Budget & Finance Committee had approved the cleaning of the outdoor lighting. Request was approved by the Board of Directors.

New Business

- 11. Window Glazing Bead – Clubhouse - Jim Gorman reported that he had sent an email to Administration requesting the evaluation and needed repair and/or replacement of window glazing bead. Email included part numbers and how to order. Follow up needed to ensure parts ordered and work order completed.
- 12. Fuse Box – Clubhouse – Jim Gorman reported that fuses were blown during the Hello Neighbors Social Committee Brunch on 4/11. He reported that the fuse box was a pushmatic. He recommended that the House Committee

include in future budget proposals the replacement of all pushmatic circuit panels, and that they be appropriately labeled.

13. Chairs in Meeting Room / Multipurpose Room – He suggested that we begin the evaluation process for replacement of chairs in the two rooms to be added to 2026 budget. The other suggested option would be to identify current funds available and replace in 2025.
14. Clubhouse HVAC System – Megan Rutz reported that a resident (Reita Wood) expressed concern via email to the office that the air circulating in the clubhouse was stale, etc. The resident had submitted an email to the office and the response received was that it would be forwarded to the House Committee. To date the resident has not received a response. Megan Rutz suggested that this issue and response process needs to be evaluated.
15. Clubhouse Womens Restroom – Megan Rutz reported that resident Reita Wood reported that the fan in the clubhouse womens restroom is very powerful (loud) and appears to be removing all heat. To date the resident has not received a response. Megan Rutz suggested that this issue and response process needs to be evaluated.

Next Meeting: Monday, April 28, 10:00 Clubhouse Meeting Room