

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

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

Old Business

1. Patio Area (Area between Pro Shop and Wood Shop)
 - a. The committee reviewed pictures submitted by subcommittee and determined that the project will be completed in stages as the scope of the project may extend for several years financially.
 - b. The committee reminded that the removal of three (3) trees had already been approved by the House Committee and approved by the Board. Keith Walbridge will ask Yvette Curiel to work with Jeff to obtain the permits and schedule the removal of the three (3) trees.
 - c. Committee suggested that next step would be to remove the pavers and lay ¼- gravel to create pathway through the area. Keith Walbridge will work with Yvette Curiel to submit a work order and obtain bids if appropriate. Suggestion was also made to enlist volunteers for the removal of the pavers. Megan Rutz volunteered to reach out to some Boy Scout Troops for volunteer assistance.
 - d. The conversation was tabled until the above are completed and full committee was available.
2. Landscaping
 - a. Committee inquired as to performance of Landscaping Contractor. Questions raised as to who the contractor reports to, who is communicating with the contractor and who is ensuring requested projects are completed. The committee suggested that an individual from the House Committee might be designated as the individual responsible for directing the activities of a contractor subject to financial approval, etc. as designated in the By Laws.

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

3. Building Maintenance

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

New Business

1. 2025 Reserve Study / Budgetary Consideration

- a. Planning – In Phase 1 of the patio area

2. Proposal for replacing concrete at the entrance of the clubhouse

- a. The committee reviewed the plan, made suggestions. Rob Peters will resubmit drawings so that the committee may obtain bids. The full package should include:
 - Concrete
 - Walk off Mat outside of front door
 - 1" River Rock / Drainage Rock or larger

3. Replacement of the chairs in the meeting room / multi-purpose room

- a. Keith Walbridge that there are 45 chairs between the two rooms.
- b. Megan Rutz suggested that a smaller subcommittee) and the item budgeted for 2026. Patty O'Toole volunteered to head the sub-committee.

4. Discussion of electrical panels in buildings

- a. The committee recommended that all panels be appropriately tagged, with a location/tag map by each panel with a master retained in the office.
- b. The committee suggested that all outlets be tagged with panel location / circuit identified.

5. Window Glazing Bead – Clubhouse

- a. Tabled until Jim Gorman is in attendance and able to provide more detail.

Next Meeting: Monday, June 9, 10:00 Clubhouse Meeting Room