

House Committee Meeting Minutes
Monday, June 9, 2025
10:00 am Clubhouse Meeting Room

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

Old Business

1. Pro Shop / Wood Shop Patio Area
 - a. Megan Rutz reported that the local Scout Troup has volunteered to remove the pavers in the patio area between the Pro Shop and the Wood Shop. The committee agreed with the suggested date of 6/28. Megan will contact the troupe and confirm the time. The following suggestions were made, and Megan will review all recommendations with Yvette and determine process / approval.
 1. Pool afterward snacks beverages
 2. Send notice to residents about free pavers and then place pavers on curb, post on next door for free
 3. Jim to purchase gloves for use by the boy scouts, and encouraged individuals to bring wheelbarrows
 4. Allow the Scout Troup to use the pool afterward
 - b. Discussion on the area between the Pro Shop and the Wood Shop
 - c. Rob reported that Jeff anticipates approval of the permit for the removal trees and will then schedule the removal
2. Landscaping
 - a. Status of Innovative Landscaping Contract – Megan Rutz presented Yvette Curiel's report. Yvette recommended that the new committee chair complete a walk through with the vendor to review the complaints.
3. Building Maintenance
 - a. Status of Contract – Megan Rutz presented Yvette Curiel's report. Yvette feels the contract progressing adequately, with window cleaning completed in May. She suggested additional needs should be submitted by the committee.

New Business

1. 2025 Reserve Study / Budgetary Considerations
 - a. Budgeting for the pro shop / wood shop area - committee felt that the project would need to be completed in steps, with a budget line for each step.
 1. Removal of Wall – Committee recommended that bids be obtained for the dismantling of the wall. Rob Peters volunteered to obtain bids for the removal of the wall.
 2. Rebuilding of walls – Keith Walbridge questioned whether a railing would be required based on height of wall. Rob Peters will check with a contractor regarding the requirements and obtain

quotes for stamped concrete wall. Keith noted that one bid had been received from Innovative Landscaping to remove and replace (with blocks) the current wall. Rob Peters will obtain

- b. Chairs for meeting room / multi-purpose room – Patty has been asked to obtain bids for chairs, rolling and stackable.
 - c. Removal /repair of hedge between library / 116th
 - d. Update / Refurb King City sign
 - e. Update or redesign Bubbling Rock area
2. Proposal for replacing concrete at the entrance of the clubhouse
- a. Committee discussed request to replace the concrete at the front entrance. Rob discussed the need to place a walk off mat at the front entrance. Committee determined addition of benches would update the area, and decided on final width of concrete
 - b. Committee recognized that the resurfacing of the sloped area near the wood shop would be a recommended option if within budget after completion of the front entrance.
3. Discussion on 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.
 - c. Committee recommended that an electrician be hired to perform this service with the cost be allocated to the operations budget. Keith Walbridge will coordinate with Yvette.
4. Paint in the women's room at the crown center – Nancy Daum will apply a second coat of paint to the "missed area"
-
5. Other New Business – no new business