

MINUTES - RECREATION DISTRICT REGULAR BOARD MEETING

April 22, 2024, at 9:00 a.m. in Card Room C

BOARD MEMBERS	PRESENT	OTHERS	PRESENT
Chair Howard Young	X	GM J.B. Belknap	X
Vice-Chair Peter Overs	X	Controller Lynn Brew	X
Treasurer Jayne Schwarz	X	District Counsel Tom Hart	X
Secretary Bill Kulkoski	X	Assistant GM Karon Bennett	X
Assistant Sec/Treas Karen Mars	X	Residents	6

- I. **CALL TO ORDER** – Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Vice-Chair Overs
- III. **ROLL CALL** – Assistant GM Karon Bennett
- IV. **MINUTES** – Supervisor Kulkoski made a motion to approve the minutes from the 03.25.2024 and 04.01.2024 Regular Board Meetings. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.**
- V. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq. did not have anything that needed to be reported.
- VI. **GENERAL MANAGER’S REPORT**– GM J.B. Belknap updated on Bond Projects as follows:
Bocce Courts: MorSports acknowledged that the courts were not installed properly. GM Belknap will get the repairs scheduled as quickly as possible. MorSports has outlined the repair procedures for the bocce courts as follows:
 - Remove control box court 2; cut the water feed pipe to court 1.
 - Shoot in the new control box for court 2 approx. 6” lower than the center of court 2-panel pipe; Remove the area of block pavers to allow 2 water feed pipes to be installed.
 - Excavate clay and screenings from the low side of courts 1 and 2 as necessary.
 - Core drill through the side wall of court 1 to allow 2 water feed pipes to pass through.
 - Core drill the other side of courts 1 and 2 to allow water pipe to pass through.
 - Cut back the panel pipes if necessary to allow the new connection.
 - Install and shoot in the new pipes and make the necessary connections.
 - Cap off the existing feed pipes to 1 and 2.
 - Redress the courts; Replace the block pavers.**Shade Structure:** GM Belknap met with Stoney from Dragon Sports on Thursday to discuss two shade structure options at the north end of the courts. The first is to shift the canvas canopy back towards the tennis courts so the rain doesn’t drip onto the clay. That option won’t provide the same amount of shade and will potentially convey rainwater onto the tennis courts. The second option is to install metal cantilever structures sloped away from the courts with a gutter system in the back.
Pavers: Accurate Pavers will provide a plan to reset some pavers that have sunk. Nate Baers will coordinate repairs.
Shuffleboard Courts: Several shuffleboard players claim the courts are cracking and a few are not level. MorSports will examine when they return.
Storage Containers: Universal Engineering is about a week out from mobilizing its drilling rig that performs the soil borings test. The test will provide the geotechnical report and verification of soil-bearing capacity and maximum allowable loads on the soils. It will be sent to Innovar first for their engineering plan. The County will also need it when they perform their building inspection for the foundations. The Innovar rep is waiting for the LDO mod. GM Belknap did ask if they would be amenable to us just paying the 6% engineering fee (approx. \$10k) and not the other 10% to lock in the current pricing. The owner’s concern is that we might take the engineering plans and shop for less expensive containers. Although we tried to allay their fears, Counsel Hart may have to suggest alternatives. The bottom line is as soon as we get the engineering plans for the foundation, the sooner we can get a general contractor on board to at least apply for a permit if the county will allow it. (95% chance of approval for the LDO mod) and devise a strategy going forward. Again, GM Belknap will ask Jim Ink when he can submit the new drawings for the storage area to trigger the County’s review process. Chair Young asked GM Belknap to confirm how long it would take to get the engineered drawings and let Counsel Hart and Supervisor Kulkoski work together on a proposal.
Covers: Supervisor Kulkoski is working with Bob Herbstritt and Beth Brucker on storage container coverage.

Clubhouse Maintenance Office and Driving Range Restroom Quotes: Besides the Reaves Construction quote, we contacted 3 other construction firms for additional cost proposals. GM Belknap sent an overview/specs of both projects early last week to 3 other firms: Stalwart, JBA, and Fowler. Stalwart said they weren't interested. The JBA rep acknowledged receipt on Monday and said he would contact us, but nothing yet. Fowler has been non-responsive. If the Board desires to move forward this week, Treasurer Schwarz is in contact with Larry Pedersen, the Bid Oversight Chair, who is prepared to call a meeting to review the bids on Thursday. GM Belknap will have documentation prepared for the committee.

Pickleball: The new shade structure foundation is scheduled for May 13th. MorSports needs to confirm May 15th as the date they'll return to install the lights and repaint the two new courts. GM Belknap will also confirm they still want to submit a bid to rehab our 4 existing courts but plan on getting other quotes besides theirs.

Propane Tank for New Generator: Bo's Electric plans on starting up the new generator on Tuesday. Nate Baers will be onsite and will verify the warranty and service agreements.

#17 Lake Bulkhead: Remains in permitting.

Asphalt at Fitness Center & Back of Clubhouse: The asphalt company completed widening the road near the clubhouse dumpster area and the small parking area at the fitness center.

Ballroom Veranda: The new epoxy floor is scheduled for Monday, May 13th through Wednesday, May 15th. Treasurer Schwarz is coordinating the delivery of the new patio furniture.

Golf Course Maintenance Floor & Improvements: We have received bond pricing/quotes for items in the GCM building including VCT flooring (\$8,350); demoing the lunch area and replacing cabinets (\$7,786); new lockers (\$4,300); new lunch tables (\$600); upgrading the electrical system (approx. \$3k) and a 10% contingency (\$2,440) for a total estimate of \$26,440. Reaves will also be giving us a bid to install an additional urinal in the restroom. Counsel Hart will prepare a resolution for these expenditures with the total amount of \$26,500. Counsel Hart will provide the Board with a resolution on the other bond expenditures.

Windows & Doors: GM Belknap has been working with Treasurer Schwarz on infrastructure (windows/doors). Before leaving, Bond Project manager Dan Parker identified and prioritized doors that he felt were either leaking, had outlived their lifecycle, or posed safety concerns. This has gone out to bid. The scope includes replacing 10 storefront entry door pairs and frames along with 2 single entry doors around the clubhouse. We've already received a quote from BNT, but also sent the specs to 3 other Window/Glass companies: Wright's, McGregor's, and G&R. Wright is planning on sending a quote, but G&R declined, and no reply yet from McGregor. Depending on the response, the bid package could also be included in the Bid Oversight meeting on Thursday. GM Belknap will verify that the windows will be impact windows.

Century Link Fiber Installation: This past week we had multiple homeowners complain their potable house water and electricity weren't working due to damage caused during the fiber installation. HOA Manager Joyce Gillespie and GM Belknap have been in contact and Ivy, the contractor for Century Link) is repairing the damage. Mainscape is monitoring the situation on the public utility easement and will keep us abreast of any CLIS damage.

Mid-Year Review: GM Belknap and Controller Brew have met at length with each department manager in preparation for the mid-year review on April 29th. Like most years, Food & Beverage is the department that will face the most scrutiny. Food & Beverage Director Janine Stepanich and Chef Steve Mayberry have some challenges and opportunities that will be conveyed on April 29th.

CLIS Mainscape Meeting: Tim Kortanek and GM Belknap had their quarterly meeting with Mainscape on Monday afternoon to discuss the current state of CLIS and the possibility of getting a dedicated crew to change out valves and the multi-strand wire.

VII. **FINANCIAL REPORT** – Controller Lynn Brew will provide the March financial report at the Mid-Year Review on Monday, April 29, 2024.

VIII. **COMMITTEE REPORTS & RECOMMENDATIONS**

Audit Committee – No meeting, therefore no report.

Ballroom Committee – Supervisor Mars updated the group on the meeting with Robert Cacioppo co-founder of the Player's Circle. He made some suggestions such as getting a pipe person to create vertical and horizontal pipes across the stage before doing anything. He also suggested removing the backstage wall and adding a pipe in front of the stage to better light the dimly lit stage. He offered the services of a few people following the opening of their

current production. He suggested eliminating the second curtain and replacing the main front curtain with a lightweight curtain. He suggested a 10'x20' screen with either a front or rear projector.

Facilities & Amenities Committee – Supervisor Mars reported that the committee is sending 3 recommendations to the Board. The first is that the Board approves the placing of the “Animals Clock” in the Lounge. Management agreed to look for a location. The second was that the Board of Supervisors attempted to make the lounge more casual and more pub-like than it currently is. The Board pointed out that it will be examining all aspects of the renovation over the summer. The third recommendation was that the Pretty in Pink Canvas be displayed in Activities Room A windows facing outward. No action was taken on this recommendation.

Finance Committee – No meeting, therefore no report.

Golf Committee – Vice-Chair Overs mentioned that rounds for the first 3 months were down but have not harmed the budget. There is a potential problem with new resident-owned carts coming into the community that have heavy-duty tires. The committee and management will have a study to establish standards for tires that can be used on the golf course. Bob Herbstritt added that the initial reviews of the survey of golf members are very positive.

Library Committee – Supervisor Mars stated that the committee recommended bookcases in Card Room A be evaluated and those deemed in bad shape be replaced. The recommendation passed with one dissenting vote. Supervisor Mars has scheduled next year’s meeting a bit earlier in the year. Susan Cristodulo, one of the library volunteers, suggested that before bookcases are purchased the committee weed the collection over the summer.

Long-Range Planning Committee – No meeting, therefore no report.

Problem-Solving Committee – No meeting, therefore no report.

Resident Events Committee – Gary Attalla stated that they have 84 residents signed up for the upcoming cornhole tournament on May 19th. The Farmers Market schedule may need to be shuffled and the residents will be notified. Mr. Attalla mentioned that the committee will sponsor a puzzle tournament over the summer.

Chair Young opened a discussion with bocce players concerning foul lines, additional clay, and repairs needed on the bocce courts. GM Belknap and Chair Young stated again that the courts will be fixed.

Larry Cummings asked about the work needed on the fitness center ceiling, GM Belknap replied that egg crates have been added for insulation, to avoid condensation which caused the drip staining on some ceiling tiles. Management will see how the thermostats and the egg crates work. Mr. Cummings also expressed his disappointment with Mainscape’s performance. Chair Young went over the criteria for repairs with Mainscape.

IX. **OLD BUSINESS** - None was presented.

X. **NEW BUSINESS**

Establishment of an ad hoc Committee for Auditor Selection – Supervisor Schwarz stated that we are in year five of the contract for external auditors. By state law, the Board needs to establish an Auditor Selection ad hoc Committee to create the RFP, run the bid process, and make a recommendation to the Board on the firm to audit the District’s financial statements. The Chair of the committee must be a Board member. A proposed Auditor Selection Committee charter was provided. The Chair of the committee needs to recruit members for the Board to approve.

- *Vice-Chair Overs moved to appoint Supervisor Schwarz as the Chair of the Auditor Selection Committee. Chair Young seconded the motion. **The motion was approved unanimously.***
- *Vice-Chair Overs moved to approve the Audit Selection Committee Charter. Supervisor Mars seconded the motion. **The motion was approved unanimously.***

Committee Seats – Chair Young moved to approve the Standing Committee members included in the handout provided. Vice-Chair Overs seconded the motion. **The motion was approved unanimously.**

<u>FACILITIES & AMENITIES STANDING COMMITTEE</u>	<u>FINANCE STANDING COMMITTEE</u>	<u>GOLF STANDING COMMITTEE</u>	<u>LONG-RANGE PLANNING STANDING COMMITTEE</u>
Koenig, Mary Long, Sherri Pipal, Teresa Polenska, Bob Rathburn, Dennis Roerk, Kim Sawyer, Elaine Board Liaison Karen Mars	Brendsel, David Buxton, Jeffrey Lehman, Rita Pedersen, Larry Popp, Dennis Potts, Terry Smith, Carlton Barney, Robert (Alt) Tyndall, Beth (Alt) Board Liaison Jayne Schwarz	Edinger, Jon Herbstritt, Bob Johnson, Bruce Regnier, Robert Sullivan, Karen Swanson, Randy Vivian, Lori Kiniry, Thomas (Alt) Weinberger, Richard (Alt) Board Liaison Peter Overs	Brucker, Beth Buxton, Jeffrey Forman, Joyce Gignac, Fred Herbstritt, Bob Popp, Dennis Smith, Carlton Holmes, Glen (Alt) Kikani, Tapan (Alt) Board Liaison Howard Young

The Board addressed the need to replace two Library Committee members, Janet Robinson and Irene Seiler. Supervisor Mars moved to approve the recommendation from the Library Committee to add Joyce Russell and Terry Rosen to the committee. Vice-Chair seconded the motion. **The motion was approved unanimously.**

Ballroom Committee Charter - Supervisor Mars moved to adopt the Ballroom Renovation ad hoc Committee Charter. Vice-Chair seconded the motion. **The motion was approved unanimously.**

Access to Board Email Account – The request for direct access to the Board email account was removed as the Board agreed that emails sent to the Board email account on weekends or evenings could be addressed on the following business day.

XI. **RESIDENT COMMENTS**

Nic Rossi asked about the pavers between that cart path and bocce. Accurate Pavers will create a path between golf cart parking and the bocce court walkway. Now that we have the certificate of completion we will have the area cleaned up. Mr. Rossi asked about a sealer on the pavers around the pool. Management will look into sealing the pavers and get a timeline for the project. Mr. Rossi added that there is a trip hazard from the standing electrical pipe near the entry to the tennis courts, GM Belknap will look at the issue.

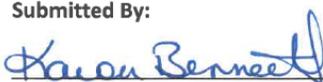
Kathy Petrello stated that some people mistakenly think Century Link is planning to replace Bluestream, however, she realizes that TV and internet services are provided to the Homeowners by the HOA. Management explained that we cannot prevent the installation. The fact that we are a private community does not change the fact that the easements are public.

XII. **UPCOMING MEETINGS**

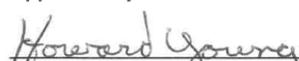
- Monday, April 29, 2024 – Joint Board & Finance Committee MID-YEAR REVIEW- 9:00 AM - CR-C/Zoom
- Monday, May 6, 2024 – Golf Committee - 9:00 AM - CR-C/Zoom
- Monday, May 6, 2024 Finance committee organizational meeting – CR -C/Zoom
- Monday, May 6, 2024 – Resident Events Committee - 1:00 PM
- Monday, May 20, 2024 – Board of Supervisors - 9:00 AM - CR-C/Zoom

XIII. **ADJOURNMENT** took place at 10:35 am.

Submitted By:

 4/29/24
Karon Bennett, Assistant GM Date

Approved By HGRD Board:

 4/29/24
Howard Young, HGRD Board Chair Date