

JOINT KCCA BOARD AND POOL CONSTRUCTION MEETING AGENDA

MEETING INFORMATION

Date: 1/19/18
Time: 8:00 AM

Location: Crown Center

Call to Order
Pledge of Allegiance
Roll Call

OLD BUSINESS

- Door alarms for fire exit doors (patio & South door)
- Update on project plan schedule/timelines

Gordy Follow-up:

- Curb replacement to left of front door

Change orders and/or bid proposal follow up:

- Phone wiring install update – Protec
- Additional pool rail – Cascade Pool

NEW BUSINESS

- Gordy's weekly progress review
 - Lobby door install date
 - Paint choice / proposals
 - Sign in sheets to track hot tub usage – Jeff
 - Phone install location
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KCCA BOARD OF DIRECTORS/POOL CONSTRUCTION MEETING

January 19, 2018

8:00 a.m. at the Crown Center

I. Call to Order by President Terry Pittsley at 8:00 a.m.

II. Pledge of Allegiance

III. Roll Call

Board of Directors: Present - Paul Downing, Diana Platika, Terry Pittsley, Valerie Schuyler, Joe Wilson, Blair Wyatt; Absent - Marty Williams

Pool Construction Committee: Present - Chris Walbridge, Denny Gelfand; Absent - Sandi Fuhrman, Don Ryan, Sue Miller

Staff Present - Jeff Halfman

Consultant Present - Gordy Lusk

IV. OLD BUSINESS

1. Door alarms for fire exit doors (patio & south door):

1. Need for door alarms raised because of episodes in old pool building when non-members came in then blocked open a door so they could return at a later time.
2. Protec said they could install door alarms, preferably when they install camera and phone wiring. Their alarms would talk to their other products, e.g., cameras.
3. Lusk said Best Buy has wireless alarms that would send signals to a cell phone.
4. Concerns: Would alarm sound any time a door was opened, such as when residents went out to the patio? Currently doors from pool area are exit only, with no way to key way back into building. Could the alarm be programmed to sound only when the door is propped open and if so, there would need to be a way for residents using the patio to get back in the building without having to walk around to the front door. To whose cell phone would signals be sent when the door was opened if Best Buy alarms were installed?
5. Issue of replacing fencing around the back of building where the patio is was raised with the knowledge that residents would need to be able to exit from the fenced area in case of emergency. **Lusk will call the fire marshal about this issue.**

2. Update on project plan schedule/timelines:

1. Gas hook-up: Valves were hooked up; Jet was supposed to call NW Natural to have them install the meter when hook-up was done but did not. **Lusk will call Sid at NW Natural.** Once the meter is installed, Jet needs to come back to light up the furnaces. Painting cannot start until heat is available in the building.

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2. Phone and camera wiring: Lusk called Protec but did not hear back from them. Location of outside phone wiring installed according to Frontier's engineer's instructions will make it difficult to connect phone wiring to a telephone pole and to get the line into the building now that concrete has been poured. **Downing and Halfman will work on getting these issues resolved.**
3. Interior paint color: Epoxy paint, color Alabaster SW7008 from Sherwin-Williams, will be applied on walls and ceilings throughout the building.
4. Rough plumbing for shower and eye wash is done
5. Installation of two handicap ramps in parking lot and replacement of broken curbing and walkways is done.
6. The exit door to the patio is on-site and will be installed after painting is done. The existing temporary door has finally been securely closed.
7. Tile will be installed after the painting is done.
8. Sealing the concrete floor: Lusk reported he visited four pools, all of which have left their concrete floors "raw" (no sealer or epoxy applied). It was noted that sealer could be applied at a later time if indicated.
 - a. **Motion**: Do not use sealer or epoxy on the concrete floors throughout the building at this time. Moved by Pittsley; seconded by Platika. Motion passed unanimously.
9. Dressing room fixtures: Sandi Fuhrman told Lusk she has not heard back from the Hillsboro distributor so **Lusk** said he will call them or go by. Walbridge showed group the type of metal shelf that will be installed in the shower rooms. Halfman's distributor for dressing room supplies will do a walk through to determine how many of each item is needed.

Lusk Follow-up:

- The curb to the left of the front door was patched and acid washed by the concrete crew. The repairs are guaranteed for one year.

Change orders and/or bid proposal follow up:

- KKLA submitted two change orders regarding painting the interior of the building, one for applying one coat of epoxy paint in the approved color over the primer and one for applying two coats.
 1. **Motion**: Approve the change order for Interior Paint upgrade for walls and ceilings using Promar 200 Primer and **two** coats of Sherwin-Williams Marine Epoxy Paint (Alabaster SW700) at the cost of \$17,706. Moved by Pittsley, seconded by Wilson. In favor: Downing, Wilson, Wyatt, Pittsley, Schuyler. Opposed: Platika. Motion passed.
 2. The cost of \$17,706 is the amount for painting over the original bid.
- Phone wiring install update – See notes under "Update" above.
- Additional pool rail – Several rails were salvaged from the old pool. On the previously existing stairs into the pool the middle rail will be removed and rails will be installed on each side. **Lusk** will talk to Cascade Pools about this work.



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NEW BUSINESS

- Lusk's weekly progress review - Board and committee members went over Lusk's activities of the week.
- The lobby door will be installed after painting is done. **Lusk** will call Protec to move the fob mechanism to the other side of the door from where it was originally installed.
- Sign-in sheets in the dressing rooms are needed so Halfman can track usage of the spa and pools, which determines when maintenance is needed. Some type of podium near the entrance to the dressing rooms on which sheets could be placed was suggested.
- The phone for emergency use will be placed in the open alcove in the pools area with room for the sign containing contact information next to it.

Motion: To adjourn the meeting at 9:15 a.m. Moved by Wyatt; seconded by Platika. Motion passed unanimously.

Valerie Schuyler
Vice President/Secretary

APPROVED