

House Committee Minutes - February 5, 2024ⁱ

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

Absent: Chris Walbridge, Don Born (leave of absence)

1. Club House

A. **Banquet room windows** - Judi Harrison subcommittee chair

Jim researched types and brands of windows (store front, vinyl, etc) and found that commercial grade windows are appropriate for multi-story buildings, versus residential grade windows which would be appropriate for a single level structure. Searched and compared brands of windows. Jim presented that his research showed that Milgard windows were appropriate / cost effective windows and should be requested as part of the bid process. He visited the local Milgard production facility for additional research and obtained information about their window classifications and installation methods. This information was provided to the committee. He recommended that the 4-panel sliding door as appropriate for the banquet room, citing that it would be less bulky/heavy for opening.

Jim contacted the city offices and reported that the clubhouse is classified as a residential building and therefore not subject to any city involvement/requirements. He further determined KCCA would qualify for Energy Trust Rebates through state of Oregon.

The Energy Trust website identified "allied contractors" and a list of these was provided to the committee.

Jim provided the committee with a draft Request for Bid (RFB). Judi Harrison offered to assist Jim with finalizing format and content of RFB. Committee recommended that RFB be sent to all six "allied contractors", to include request for two (2) different levels of windows.

B. **Living room update** - Megan Rutz subcommittee chair

Megan reported that first meeting had been held, where resident comments received through the suggestion box and online had been reviewed. The committee plans to visit retirement / 55+ community common rooms to obtain additional ideas and Linda Cahan will work with floor plan to determine appropriate spaces

C. **Meeting room and multipurpose room blinds** - Judi Harrison

Jim Gorman reported that there should be no issue with an external mounting for the blinds. Decision to leave acoustical tiles alone. – with potential add to 2025 for removal of tile and painting.

3 bids have been received: Portland Window \$7,500, Budget Blinds \$6,738, Blind Guy \$6,000. Budget blinds has a greater warranty than the others

Committee discussed whether or not blinds should be replaced in both rooms. Decision was made to request approval for replacement of the blinds in both rooms from the Budget/Finance Committee.

Megan proposed that the four (4) unbroken light fixtures be moved from the Crown Center and installed in the meeting room, which would require the purchase of the five (5) new light fixtures for the Crown Center which had been previously identified.

Megan and Jim will develop and send out an RFB to obtain three electrical installations of light fixtures. Mike will follow up on light fixture approvals.

D. Multipurpose room flooring and ping pong tables – Nancy Daum

Nancy Daum went to meet with the Ping Pong group (evening session) and no one was there. Committee held discussion about accommodating a very small number of people and whether or not vinyl flooring would really help. Action was tabled until further research: Mike Ceccanti will contact insurance broker regarding coverage for ping pong to help identify whether the activity should continue. Nancy Daum will identify lead person for the ping pong club and attend the next Monday session to gather additional information.

E. Banquet room storage floor – Jim Gorman subcommittee chair

Rob Peters, Jim Gorman and Keith Walbridge have agreed that it would be appropriate to wait for warmer weather before correcting the floor.

5. Pro Shop

A. Pro Shop Restrooms - Patty O'Toole subcommittee chair

Patty reported that Portland Floor Demolition and Restoration had been contacted and had reviewed the work sight. They are preparing a bid for the following: Pull up carpeting, flooring, chip board, grind and then apply sealer. Patty O'Toole and Keith Walbridge were told that bid will reflect performing the work in two phases: Phase 1 – removal of carpeting, flooring and chip flooring; Phase 2 – review of concrete and as to what is appropriate for finishing. Patty will identify other companies and obtain bids based on same scope of work. Requested separate bid for the storage room on the golf carts.

Recommendation was made by vendor that we “plug” the drains. Committee recommended that a plug be purchased and installed. Jim Gorman will follow up with identifying and obtaining plugs

B. Cart Storage Floor – Keith Walbridge subcommittee chair

Portland Floor Demolition and Restoration was contacted and reviewed the work sight. They are preparing a bid to finish off floor and apply a sealer.

New Business

1. Need to replace four (4) exit signs throughout the community as a result of the recent fire marshal visit. Jeff has ordered the signs and an electrician will be hired for installation.
2. Discussion of changing signs on restrooms from “Queens” and “Kings” to “Women” and “Men”. Mike Ceccanti will move forward with obtaining/installing the new signing.
3. Change of committee days to the first and third Monday of each month at 10:00 was approved. Megan Rutz suggested location of meeting for the coming months be moved to the clubhouse. Committee agreed and Mike will check availability of space in the clubhouse.

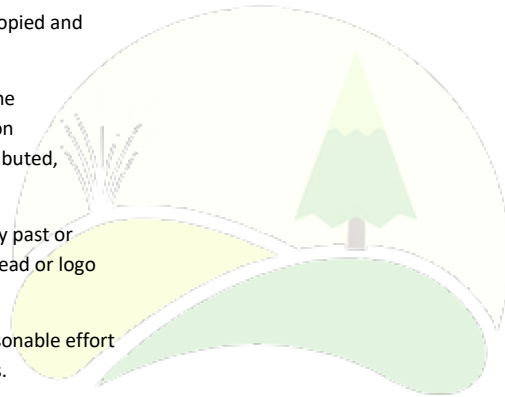
Next meeting Monday February 19, 2023 at 10:00 Location: TBD.

ⁱ King City Civic Association information distributed via Eblast and Website posting shall not be copied and posted on social media.

Email addresses are collected solely for the dissemination of King City Civic Association information, and will not be shared, distributed, or published by any other source.

Any Eblast or Website posting bearing any past or current King City Civic Association letterhead or logo is the sole property of KCCA.

The association has a duty to make a reasonable effort to mitigate the risks of unauthorized sites.



**KING CITY
CIVIC ASSOCIATION**

AN ADULT 55 AND OLDER COMMUNITY