



## **House Committee Minutes – May 6, 2024**

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

### **Old Business**

#### 1. Clubhouse

- A. Banquet room windows – Replacement windows have been scheduled for installation for May 17, 2024, finishing no later than May 20, 2024.
- B. Schedule interior window finish – Sheetrock, Paint, Texture – Committee is responsible for the completion of the pony walls after installation of the windows. Keith reported that materials may be obtained from Home Depot and that there is no rush to complete the sheetrock on three of the windows. Suggestion was made to install some type of pavers from the sliding glass door to the lawn on the front side. Keith Wallbridge will lead project.
- C. Ceiling repair – Some of the popcorn ceiling is peeling away and needs to be glued back up. It was also reported that a ceiling texture application had been identified. Jim Gorman will lead project.
- D. Nancy Daum commented that the baseboard in the Banquet Room needed to be painted. Committee discussed and will add it to the interior window finishing project. She volunteered to paint.

#### 2. Living Room

- A. Megan Rutz update - Megan reported that a vote on four (4) design choices was requested from the community. Approximately 155 residents voted, and Option A was selected by a narrow margin over Option D. The committee will meet again on Tuesday, 5/7 to discuss game table/chair options. The furniture rep (Kwalu) will also be in attendance to offer any advice regarding additional options. Painting options will be discussed at the next meeting.
- B. Container for Lions Club bottle donations – Judi Harrison provided examples of possible replacement receptacles for use with the bottle donation. Mike Ceccanti will meet with the Lions Club to discuss change in process and let them know they will want to make signs for the new container which should remain in the kitchen. Judi will order the new receptacle selected by the committee.
- C. Phone shelf at office window – Committee complimented Keith on the phone shelf installed by the office window.

#### 3. Meeting Room

- A. Lions' cabinet – Cabinet was posted on Facebook Marketplace, and a family took the cabinet.

- B. Blue Nose Ship – Megan reported that the ship was being given to Peggy Tree’s family, as an ancestor had worked as a crew member on the original ship and her family collected archival information about the ship.
  - C. Fixing chair Arms – An alternative method (vinyl paint) was identified, and members of the committee (Nancy, Jim, Judi, Mike, Patti) volunteered to provide the labor for application.
4. Multipurpose Room
- A. Insurance liability waiver update – Mike Ceccanti reported that according to the insurance company we have appropriate liability coverage. Insurance company said that we could have an attorney draft a waiver if we so chose.
5. Crown Center
- A. Cleaning of window blinds– Judi Harrison reported that blinds in the Crown Center kitchen and Clubhouse office had been cleaned. She also reported that they had vacuumed the blinds in the multi-purpose room. While cleaning the blinds in the Crown Center kitchen, some of the paint was removed. Vendor: Shine A Blind (503-229-4031) Vendor recommended that wood blinds be purchased should replacement be considered.
  - B. Men’s restroom painting – Mike Ceccanti reported that Jackie Ceccanti and Nancy Daum had painted both the men’s and women’s restroom. Light fixture needs to be changed. Nancy Daum reported that Rob Peters indicated that he may have a spare light fixture that may be used.
  - C. Emergency signage – Megan reported that signs had been installed. She reported that a fire extinguisher needed mounting in the library building. Megan will lead project, meeting with fire marshal, and emergency exit maps.
  - D. Crown Center outdoor signage – Mike Ceccanti reported that he had met with Fast Signs and provided an example of their proposal. Cost was in excess of \$1,000. Mike reported that had asked Fast Signs to quote in metal. He also reported that he was attempting to contact Mike Mathis to see if the woodshop would take on this project. Judy will provide Mike Mathis with a picture of the Fast Signs example and see if he can handle the project. Mike Ceccanti will talk with Jeff about paint for the outside sign.
  - E. Workout room grab bar – Keith Wallbridge installed a workout room grab bar. Project completed.
6. Pro Shop Restroom
- A. Update – Mike Ceccanti reported that the selected vendor (Diamond Grind) was to begin removal of the existing carpeting/floor, etc today (5/6). Floor coating will be applied this week, and restrooms should be open by next week (5/13).
  - B. Painting – Mike Ceccanti reported that Parish is unavailable to paint until August, so he is reaching out to other vendors (CertaPro and All Phase Painting) and see if they had availability. Committee discussed leaving the mural in the men’s restroom.
  - C. Locker – Mike Ceccanti reported that the locker has been removed from the men’s room. Parish will take the locker.

- D. Open or close showers – Mike Ceccanti reported that if we open the showers, the women’s showers would need some additional repair (fiberglass broken, drains clogged, etc.). Committee decided to close off shower areas and use them for storage. Keith Wallbridge will pull the aluminum doors of the women’s showers.
- 8. Miscellaneous Repairs
  - A. Mike Ceccanti will send Jeff an email inquiring as to the status of removing rust / painting of the metal posts in the entry way.

### **New Business**

- 1. Brick Walls throughout facility - Jim provided pictures of the brick walls in various state of disrepair. Judi Harrison and Jim Gorman will begin by reaching out to the community to identify residents with landscape architecture experience to develop a future plan.
- 2. Garden Villa Parks - Jim Gorman reported that there are three (3) small park areas in the Garden Villa Condo’s that are in need of routine maintenance that is not occurring and raised idea of hiring a landscape company to maintain common grounds.
- 3. Committee discussed need for a separate individual to provide maintenance of the building, community areas, pool, etc. Mike Ceccanti will schedule a meeting with Jeff to discuss committee concerns.

### **Monday, 5/20/2024 @ 10:00 – Location: Meeting Room**

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