CAMERON STATION COMMUNITY ASSOCIATION
CAMERON CLUB FACILITIES COMMITTEE MEETING
DECEMBER 13, 2012, 7:30 P.M., 5067 KILBURN

Attendance.

The following individuals attended the meeting:

Alvin Boone, Board Liaison
Ray Celeste, Chair
Mr. Kevin Horner, Fitness Director
Sue Mandry, Member
Martin Menez, Vice Chair
Kittie Messman, Recording Secretary
Teri Ryan, Member

I. Call to Order. The meeting was called to order at 7:05 p.m. by the Chair, Mr. Celeste.

II. Agenda. Members approved the agenda with no change.

III. Residents’ Forum. There were no residents.

IV. Approval of Minutes. Members approved the minutes from the last meeting.

V. Board Update. Mr. Boone provided an update of the renovation.

   a. Renovations continue in the Cameron Club with completion not expected until sometime during February, as various issues still require resolution.

       (1) Lighting in the Fitness Center: current diffusers are pending replacement, but the proposed cost is three times what it should be. Mr. Boone is working to resolve the issue with the contractor.

       (2) Installation of the additional TV: The cost of mounting the additional TV in the Fitness Center would entail a large change-order cost, as that installation was not included in the contract. Mr. Horner is exploring alternative solutions that can be done for less, or at no cost.

       (3) A portion of the painting scheme may be changed to help brighten up the stretching area. Lighting in that area is minimal and the current shade of paint makes the area appear even darker.

   b. Of the smaller issues that are being worked during the renovation, some may not be able to be finished by the end of the renovation. Mr. Boone suggested the Committee could adopt an annual or semiannual project schedule that would be part of the Board agenda. This would allow smaller projects to be accomplished periodically, instead of waiting 10 years and having to embark on a large-scale project. If the
Committee decides to proceed along this path, Mr. Boone said now is the time to look ahead at what needs to be done, so smaller projects can be included in the budget.

c. The renovation project is under budget; approximately $50K of the budgeted $900K may be returned, depending on change orders approved.

VI. WTS Report. Mr. Horner provided the following update.

a. There were 3,374 resident scans during November 2012, compared to 4,330 in November 2011. The lower number for 2012 was impacted by the renovation, as there were days during the project when no scans were recorded.

b. Equipment Replacement. All new equipment ordered as part of the renovation has been installed. One treadmill that required a replacement part was still under warranty.

c. Resident Comments. There were no comment cards, but Mr. Horner reported there have been several verbal comments concerning the renovation. Positive comments outweighed the negative comments.


e. Floor Design Plan. Members discussed how placement of some equipment is impacted by traffic flow and user patterns. For example, residents using the kettlebells or aerobic steps carry them to the free weight area, as that is the only open area with mirrors. Members discussed the possibility of adding additional mirrors to other walls. All agreed there inevitably will be additional tweaks needed as user patterns and traffic flow become more predictable.

f. Other Items: No other items were discussed.

VII. CMC Management Issues. Management provided a report addressing sub-association office space, party reservations, the renovation, and the holiday schedule.

a. The issue of providing office space for the Association Manager within Cameron Club will be a January Board of Directors agenda item.

b. The old pool cover has been reinstalled on the pool temporarily until May, when it will be removed for the summer season. It is understood that the cover probably will be unusable then, due to additional burning from reflective rays. Since the Board of Directors did not accept the recommendation made based on Mr. Dick Shea's window diffuser proposal, another solution is needed by fall when reflective ray burning will again occur. As such, Members believe CMC should work directly with High Sierra to resolve the issue.
MOTION: Members agreed to a motion presented by Mr. Celeste to recommend to the Board of Directors that CMC work directly with High Sierra to develop a long-term solution to the pool cover issue, and that CMC present that solution to the Board of Directors at the March Board meeting.

c. The matter of allowing the basketball court to be reserved for private parties will be discussed as part of the Committee's January agenda.

IX. Unfinished Business. Audiovisual (A/V) System. Mr. Menez presented a draft briefing to Members on the concept of operations for a potential A/V system. Mr. Boone suggested the briefing be re-packaged to present a clearer idea to the Board of Directors of what the Committee felt was needed, and to outline the structure of a potential A/V project. Mr. Menez will revise the current slides with a goal of presenting a briefing to the Board of Directors in January for approval of a charter and budget, and to outline the project phases.

X. New Business. None.

XI. Adjournment. The Committee adjourned at 8:48 p.m.

Addendum to Minutes:

Upon review of the draft minutes, Ms. Ryan indicated she disagreed with repainting the stretching area and felt the CCFC should be consulted before any follow-on changes are accomplished, since the Fitness Center has re-opened. Mr. Celeste and Ms. Ryan will consider bringing the matter before the Board of Directors at their next meeting, during the Committee portion of the meeting.