CAMERON STATION COMMUNITY ASSOCIATION
CAMERON CLUB FACILITIES COMMITTEE MEETING
JULY 11, 2013, 7:00 P.M., HENDERSON ROOM

Attendance.

The following individuals attended the meeting:

- Alvin Boone, Board Liaison
- Ray Celeste, Chair
- Kittie Messman, Recording Secretary
- Teri Ryan, Member

The following individuals were absent:

- Kevin Horner, Fitness Director
- Sue Mandry, Member
- Martin Menez, Vice Chair

I. Call to Order. The meeting was called to order at 7:04 p.m. by the Chair, Mr. Celeste.

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

III. Residents' Forum. Mr. Mike Moncibaiz provided the following comments.

   a. He was concerned over people reserving the basketball court all day preventing others from using it. Apparently, some families join together to reserve the court, one after the other, so that the group can use the court continuously for several hours. He requested consideration of a half-hour time limit.

   b. He asked why none of the elliptical machines faced outside as they did before, and asked consideration for repositioning the equipment.

   c. He said there were too many chairs on the pool deck, leaving little room for anyone to walk around the deck. He also was concerned over the proper supervision of children at the pool.

   d. During the peak time at the gym (4:30-6:30 p.m.) personal trainers and their clients take up all of the open space in the gym going through various body weight or dumbbell circuits.

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

V. Board Update.

   a. Mr. Boone said the renovation was nearly complete and that all that remains are some minor repairs. Once those are done, the board will look at potential long-range projects, such as repaving, sidewalks, and renovation of the swimming pool.
b. Mr. Boone pointed out that the pool is now 10-11 years old; normal life expectancy before major repairs are required is 15-20 years. Mr. Boone said when/if the deck requires repairs, that would be the opportune time to consider other options, such as modifications to design or size, expansion of the pool deck, etc.

VI. WTS Report. Mr. Horner participated via teleconference. Members were provided a copy of the Monthly Summary Report and a 5-year equipment replacement plan.

a. Summary Report. During June, there were 9,572 resident scans compared to 9,694 in 2012. WTS staff members are performing manual counts of residents using the facility.

b. Equipment Replacement. Mr. Horner provided a 5-year equipment replacement plan for consideration. The plan contained replacement items as well as upgrades to current equipment (modernization). Mr. Boone offered that the current format of the plan is more a list of desired items, without actually providing a plan/timeline for replacement or modernization. Mr. Boone requested Mr. Horner re-work the plan in a more organized manner, such as in matrix form, to lay out exactly what is planned for upgrade and/or replacement, with timelines for such actions. Mr. Boone also suggested older but useable equipment might have salvage value if sold, thereby offsetting the cost of upgrades. Mr. Horner asked about replacing the rower if there was enough left in the current budget and if not, to place it in next year’s budget. Members felt there was no need to replace the rower now since nothing is wrong with it, and that potential replacement should be added to the 5-year plan.

c. Quarterly Clubhouse/Fitness Center Improvement Plan.

(1) Mirrors. Mr. Horner is still awaiting estimates from Lopez Glass. He will speak with management on this issue.

(2) Countertops. Members reviewed potential materials and colors for new countertops in the locker rooms and bathrooms from one company, Wilsonart Contract. Members will request management provide material from at least two other companies for review.

d. Resident Input. None.

e. Basketball Court Reservations. There have been no comments, positive or negative, regarding the pilot reservation program for parties and other functions.

f. Other Items.

(1) Ms. Ryan reported that more stretch bands are needed for fitness classes.
(2) Wall behind Functional Fitness System. Mr. Horner said the plywood backboard has been installed and painted; one more coat of paint will be applied.

(3) Lockers. Mr. Horner said the cost of the new lockers will come from repair and replacement funds.

(4) Stretching bar. The bar has been sanded and 3 coats of linseed oil have been applied. Members noted the bar still looked as if was dirty. Mr. Celeste will speak with Mr. Horner about the desired outcome.

(5) Defibrillator. Mr. Horner found a defibrillator unit on Amazon that is lower than the originally quoted amount. The item was added to the FY14 budget request.

VII. CMC Management Issues.

a. A copy of the CMC Management Report was provided.

b. Fire extinguishers. Management proposes adding additional fire extinguishers to bring the total up to 5, which is the amount recommended by Monument Fire Protection Service; cost will be $437.50. Members had no objection to the proposal.

c. Pool furniture: new umbrellas are on order; receipt pending.

d. High Sierra Proposal.

(1) High Sierra representatives presented a proposal for converting the current chlorine pool to a saline (salt) chlorine generation pool. Saline pools are considered better in terms of health and safety, but are considerably more expensive in the short term. Maintenance costs over the long term may be less, as salt is less expensive than chlorine; however, no figures were available to accurately assess those costs.

(2) Although members were favorable toward the concept of saline versus chlorine, they felt it prudent to wait until other renovations are planned at the end of the normal life of the pool. That would be the best time to consider transitioning from chlorine to a saline pool.

VIII. Unfinished Business.

a. Clubhouse Access/Security System. Mr. Menez provided a written request for members to consider adding to the budget the completion of the security system beyond the current phase.

b. A/V System. Members present agreed that audiovisual features should be added to the Great Room in 2014 ($20,000 to be proposed in the budget) and that A/V additions to the conference rooms will be planned subsequently, based on that experience.
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c. Budget items. Members discussed items to add to the budget request for FY14. Mr. Celeste will complete the budget request and provide it to members for review, after which he will submit the budget request to the Board of Directors.

IX. New Business. Expansion of the pool deck (see V.b. above).

X. Adjournment. The Committee adjourned at 9:21 p.m.