



## STRATEGIC FACILITIES MEETING RECAP

**TUESDAY, March 7, 2017**

MEMBERS PRESENT: ED WILLIAMS, PATRICIA BROOKS, SHARON SLATTERY, CHARNELLE WRIGHT, RON SOBRERO and DOROTHY BELL

MEMBERS ABSENT: CHUCK WALKER

BOARD MEMBERS PRESENT: TOM FITZGERELD, RYAN BURNS and GLENDA POWELL

STAFF PRESENT: ANDREA BRYANT, RYAN NEWTON and CALLIE FROESE (FirstService)

HOMEOWNERS PRESENT: TONY FAKONAS

### **CALL TO ORDER**

The meeting was called to order at 2:00 pm.

### **APPROVAL OF FEBRUARY RECAP**

The February Recap was approved.

### **HOMEOWNER COMMENTS:**

Tony Fakonas reported that he believes Town Hall meetings are very important. When he was a board member, he reported that the board hired BJB to give residents choices of how much they want to pay for different options. Also Tony mentioned that when the committee is looking at different ideas, to keep in mind that some fixes may not still be fixes at full build out of the community. Tony mentioned the idea of adding a new building.

### **BOARD MEMBER UPDATES AND COMMENTS**

Glenda reported that in discussions, the gym expansions that have been discussed which included removing walls or adding an additional exterior extension, would be extremely expensive for not a lot of expansion. Glenda reported that her recommendation would be to approve the acoustics project in the Canyon View, start on the drop pool relocation and slide project, and re-do the media room into a card/game room. Then send to Finance for approval and then have to the board on the April Agenda.

### **FOOD TRUCKS AND MUSIC**

Patricia brought idea of adding Food Trucks and additional music events to the club over the Summer. Callie reported that we will be adding Summer events, and have already booked the Food Trucks for Music on the Green this year. Additionally, there will be a Luau type event in June that will have a pig roast. Callie shared the costs affiliated with booking food trucks and hosting the outdoor music events. Callie will report at the next meeting the list of additional events occurring at the club over the summer.

### **ADVERTISING OUR COMMITTEE IN THE TRI-STATE NE**

Patricia reported wanting to work with the City of Reno, Airport Authority and Economic Development to discuss advertising Reno. Tom reported that there is already a large growth in City of Reno.

### **SOLAR PIPE HEATING FOR POOL**

Patricia reported that after seeking information regarding Solar Pipe heating, a project such as this would cost between \$50k-\$70k. Patricia also reported that there is a thirty percent rebate on materials and installation through 2019. Patricia will continue researching and pricing. When the catch pool for the slide is built, a quote for both solar pipe heating and regular piping will be quoted.



**ELECTRIC CHARGING STATION**

Dorothy expressed the idea of having electric charging stations at the Club House. Dorothy filled out applications at two companies that possibly will install them at no cost. There is potential to receive the hardware at no cost, but the SOA would be responsible for the installation expenses.

**WATER CONSERVATION**

Tony reported that watering the Canyon 9 and SGCC is no additional cost, it is the electricity that is an increased cost and is difficult to determine. Water for the Common Area is the area of concern, which averages between \$300k and \$350k per year. Tony said that now that we have the maps through TMWA, would it be cost effective to add in wells? The committee previously looked at cost to put in pipping for wells, and the increased cost and ability to do it would come from actually being able to connect the pipes, since the previous pipes were laid prior to any buildings and homes being built. Tony reported that it wouldn't probably be cost effective to do the entire community but may be for just the parkway area. Ron reported that when he was working on the bid project for the irrigation mapping, he was also told that in order to move forward with this well and piping project, an engineer would need to be hired, TMWA would be difficult to work with on the project and there would need to be a lot of caution taken. Glenda reported that this should be an item on the board agenda at the next meeting.

**RAMIFICATIONS OF THE ROCK WALL FAILURES**

Glenda reported that the Rock Walls were not in the reserves, but will not impact the Club at Town Center cost center.

**FACILITIES EXPANSION**

**A. Canyon view sound proofing/sky light**

In order to add acoustics and glass in the office area upstairs, it would cost approximately \$39,500. Glenda moved to approve, Section 4, Priority 1, A. Enclose the Mezzanine opening above the Canyon View Room and B. Improve the Canyon View Room Acoustics. The project was approved to pass to finance to review in hopes to send to the April board meeting. Sharon second the motion.

**B. GYM EXPANSION**

RJ presented two proposed layouts. One layout would include movement of current items, removal of under utilized equipment and purchasing two new bikes and stair climber. This option would not include any physical construction. The second proposal was to relocate the weight lifting equipment to the aerobics room and relocate classes to the sports court. RJ presented the class schedule conflicts. Glenda expressed concern over the teenage age group that would lose utilization of the SportsCourt, as well as use for programming in the SportsCourt. After group conversation, the committee approved option one, which is to rearrange the layout in the current space. Glenda made a motion to direct staff to implement a proposal of costs to send to the finance committee, with the intention of it going to the April board meeting. Dorothy second the motion.

RJ also brought up the idea of removing the fire pit and adding in four small endless pools to accommodate lap swimming. It was requested that RJ look up costs and the amount of money it would save to then be able to shut down the lap pool for the winter and just use the endless pools.

**C. MEDIA ROOM**

Glenda made a motion to change the media room to a game and card room. The committee discussed and approved. This will be passed to finance for approval and review to then go to the April board meeting.

**D. INTERIOR DESIGN/CLUB FURNITURE**

Patricia reported that we need volunteers to focus on the club furniture and interior designer. Charnelle volunteered to lead this. Charnelle requested a budget. Patricia asked Charnelle to bring preliminary findings to the next meeting.

The committee made a recommendation to have the following priorities go in front of the Finance committee in April for review of costs to make recommendation to the Board.



## **STRATEGIC FACILITIES MEETING RECAP**

- 1) Section 4 of the BJJ Report, Priority 1
  - A. Enclose the Mezzanine opening above the Canyon View Room
  - B. Improve the Canyon View Room Acoustics
- 2) Section 4, Priority 2
  - A and B: Relocate the Slide and Provide a separate landing pool.
- 3) Change the Media Room to the Game Room and refurbish.
- 4) Move the Media Room into the Canyon View Room.

### **COMMITTEE COMMENTS/QUESTIONS FOR NEXT MEETING**

Patricia asked what direction the board wants the committee to go. Sharon brought to attention the Amenity survey that was completed a few years back. Glenda advised that it would be a good starting point to review and guide Town Halls, but to remember that there have been many changes since. Dorothy asked how we make the jump from projects under \$500k to over \$500k and needing to get the community vote. Glenda reported that for projects that go to vote, they are either funded by long term raised dues or one-time special assessments.

### **ADJOURNMENT**

The meeting was adjourned at 4pm.

***The following scheduled meeting will be held Tuesday, April 4th at 2pm.***