

Sierra Canyon Association

TUESDAY, JULY 03, 2018 FACILITIES COMMITTEE (FC) MEETING MINUTES

MEMBERS PRESENT: **GREG MATHIS (INTERIM CHAIRMAN)**
 JACK LEHNER
 DALE STEPHENS (NON-VOTING BOARD LIAISON)

MEMBERS ABSENT: **NONE**

OTHER ATTENDEES: **DAVE PROEHL (CONSULTANT – TO BE INSTALLED AS**
 COMMITTEE MEMBER NEXT BOARD MEETING)
 CHIPPY FLYNN (GUEST BOARD MEMBER)
 LOREN FARELL (GUEST BOARD MEMBER)
 DARREN NULL (FIRST SERVICE RESIDENTIAL)

Owners in attendance – Sign in sheet on file

MATT MULDER (Former Electrical Contractor - Owner)

CALL TO ORDER / ESTABLISHMENT OF QUORUM:

Greg Mathis called the meeting to order at 9:00 a.m. and a quorum of Members was present.

FC DEPARTURES / RECRUITMENT EFFORTS / FUTURE STAFFING:

Dale Stephens: Two (2) FC members departed in June - John Imsdahl and Doug Adamski.

The Board has started recruitment from the community for expertise in the project fields of facilities, electrical, mechanical, architecture and public relations / marketing.

Committee membership can be filled with application by any resident in good standing who has experience related to facility design, maintenance, repair and replacement issues (these are the preferred skill sets).

APPROVAL OF MINUTES:

MOTION: Jack Lehner moved to approve the Jun 05, 2018 Facilities Committee minutes. Greg Mathis seconded; motion carried unanimously.

AGENDA / MINUTES FORMAT:

Greg Mathis: The agenda and minutes format have been synchronized to better standardize meetings, and to facilitate review / comments by attendees post meeting.

Loren Farell: Noted that the Chair Report provided for BoD meetings will be fully reviewed by BoD to only pose necessary questions to the Chairperson at future BoD meetings negating the need for time spent by Chairperson giving the Committee report.

BRIEFS OF ITEMS DISCUSSED:

Unfinished Business:

1) Front Entrance Remodel Update and Discussion (ALFEE):

A. Results of RFI:

Darren Null reported the only formal response was from Dianda Construction. The response was well written and it was noted Dianda would be considered should a Request for Proposal (RFP) eventually be sent out.

Greg Mathis and Dale Stephens interviewed an SC resident architect (for FC advisory position) who affirmed that D-B was the best way to proceed.

Greg Mathis explained the D-B process to Loren as the process to provide an RFP to complete the current 20% of design, and construction scope – D-B equates to “one stop shopping” reducing chances for error by eliminating a piece meal approach with tasks involved.

B. Email Blast, Canyon Courier article, and Presentation in Lodge to get SC community feedback. Results (in brief) to Date:

Greg Mathis addressed information being sent out to the community.

Darren Null presented a printout of email comments from the responding community. The responses varied in support of additional space and opposition to use of funds for expansion.

Discussion followed that the issues raised opposing the ALFEE development indicated misunderstandings of need and benefit to the community. The metrics of the current lodge size, percentage increase of the footprint, value of a vestibule from outside into the living room in winter, and to better manage the lodge access were topics. Response concerns expressed that the expansion only benefits more FSR space with no mention of vestibule passage or the small conference space in the design. The FC analysis of the lodge spaces, utilization by groups, weather related maintenance must be studied to present a comprehensive plan in conjunction with the next survey request.

C. Better assess results of survey / feedback from community before expending considerably more time / energy on ALFEE:

Greg Mathis noted that a facility expansion has been considered since 2010 when Pulte began to build the additional 412 homes leaving the lodge undersized.

Loren Farell noted that the new conference room would be smaller than the library/meeting room. Further study of both spaces should be considered in the expansion. The current management office space is too small for 6 people and occupancy exceed current code occupant load values for an office environment.

David Proehl noted the square feet per person design accepted value is at least 30 s.f. per person for a small desk station. Crowded conditions are less efficient for office staff.

Dale Stephens concluded that there would be no start of D-B work in this fiscal year. Also, FC efforts will be with more consultant expertise to re-present the proposed work with more detail / analysis to clearly explain the benefits of ALFEE to the community.

Loren Farell and Chippy Flynn both emphasized that the Aspen Lodge is tied to our home values and is to be at 100% of Sierra Canyon appeal. Our HOA interests shall be best served by ongoing / timely and appropriate maintenance, as well as improvements.

2) Locker Room Repairs (bids / report on progress):

Darren Null reported that bid solicitation has not yet begun.

New Business:

1) Look at Possibility of Installing Fans (preferably ceiling) in Gym for Air Circulation:

Greg Mathis: Better air circulation in the gym is needed in the cardio area closest to the south windows. Fitness instructor agrees. A possible location for fans is to mount on the beam above the equipment.

2) Look at Possibility of Installing Foam (or alternative) above Library Wall to further reduce noise:

Greg Mathis described the library acoustics were not mitigated with the wall construction, noise from the gym is bouncing off the metal ceiling deck. Additional solutions were discussed.

David Proehl noted that an acoustical test could determine the origin of, and materials to quiet, the noise.

Chippy Flynn suggested a hung drop ceiling over the library space may solve the problems of trying to intercept noise by building up more wall. Examination of the library space will be taken to determine how to modify and re-fit with additional construction. It was recommended that a facility utilization study include this issue.

3) Discuss Exterior Doors on South Side of Lodge re Felt and Weather Proofing (especially gym doors):

Greg Mathis addressed the need to stop water flow under gym doors on the south side of the building. Having towels there for a VERY EXTENDED time is unacceptable.

Darren Null has plans to replace the door felt on all lodge doors facing south. The result of this effort will determine if wind combined with water still presents a problem.

Chippy Flynn added that in the winter if both north and south doors were open, wind passes through the living room.

David Proehl noted that the ALFEE vestibule would provide an airlock space to break the wind flow through the lodge. A smaller glass enclosure or wind guard could be placed in front of the south doors. No recommendation other than the door felt maintenance was made. The external modification will need to be revisited and an action item added should felt replacement be deemed inadequate.

Action Items:

1) Look at Possibility of Installing Fans in Gym for Air Circulation:

Jack Lehner was given this task, and to report back to the FC.

2) Look at Possibility of Installing Foam above Library Wall to further reduce noise:

David Proehl was given this task, and to report back to the FC.

David Proehl proposed that a comprehensive examination of the facility from the available plans and collected usage stats from FSR be used to make recommendations for improvements to existing and expansion spaces.

3) Other Item(s):

None

SC Residents' Comments / Questions:

None

Matt Mulder had to leave the meeting mid-way. He attended to see how meeting was conducted.

Adjournment: Meeting adjourned at 9:50 a.m.