

CLUBHOUSE COMMITTEE NOTES
BELLAVITA HOMEOWNER'S ASSOCIATION
Saturday, August 27, 2011

Members Present: Karen Bishop, Jack Lauber, Sheldon Maxwell, Marjie Parham, John Rodriguez and Mike Sanders

Absent: Cris Barrera and Joe Iacocca

- *Budget - Carpet Replacement* - Table \$20,000 in budget for carpet into year 2013. Carpet was cleaned at the beginning of the year and may be in need of another cleaning. Karen and Marjie will look at the carpet with Nancy.
- *Budget - Tile replacement* - Karen and Marjie will talk with Nancy about some options for the middle dark tiles that are deteriorating in the entrance and hallway. In the meantime, Steve has been patching those pieces that break.
- *Budget - Icemaker Replacement* - Seems to be working fine so move funds to 2012.
- *Budget - Oven Replacement* - Oven works fine so move funds to 2013
- *Budget - Clubhouse Interior Painting* - Paint looks O.K. so move funds to 2013
- *Budget - Clubhouse Furniture* - Leave in 2012 budget as some items may be needed when BVHOA takes over Sales Office.
- *Budget - Window Coverings* - Leave in 2012 budget and investigate what we can do with the sliding glass door in the ballroom. The current blackout curtain is not attractive. Look at the possibility of putting a sun-blocking screen on the outside of the door. Also, get some type of storage facility for the pool furniture over the winter months, so they don't have to sit outside this sliding glass door. Storage facility could be a project for the Vets or the Clubs.
- *Budget - Exercise Equipment Replacement* - The leg press machine is broken and needs to be replaced or fixed. Lloyd Lambert (a resident who worked 10 years for PRO Maxima) joined our meeting to discuss the exercise equipment. PRO Maxima is a manufacturer of top-quality exercise equipment in Bellaire. They only sell direct to consumers and do not sell through dealers. Therefore, they can keep the costs down anywhere from 30% - 40%. Lloyd stated that the lifetime of most exercise equipment is only 10-15 years, but the PRO Maxima would last longer than that. If the repair of any exercise equipment is going to cost \$1,000 or more, the equipment should just be replaced. The committee gave John Rodriguez the authority to contact John Yeager, the Sales Manager at PRO Maxima to get their best quote on replacing the leg press machine. If he feels it is a good deal, he is to work with Nancy to purchase a new leg press machine. Lloyd does not recommend purchasing refurbished exercise equipment because they just replace the parts that are broken and do not overhaul the whole machine. Also, one of the treadmills is not working. At the same time John will get prices on a new treadmill machine. He will also look into a maintenance contract with PRO Maxima where they come out every 3 months to oil, fix and adjust the equipment and compare it to our current contractor.
- *Adding another door in craft room* - The Clubhouse Committee has been asked to meet with the Facilities Committee to get the cost of having either an in-house person or a contractor to add another door from the craft room into the hall to alleviate traffic coming and going through the only door into the craft room. Mike Sanders and Sheldon Maxwell will meet with Dennis Akkola of the Facilities Committee to propose a budget. It was thought this might also be another project that the Vets would be interested in.
- *Homeowner Complaint Form about Changing Children's Pool Hours* - John Rodriguez contacted the homeowner who wanted to change the pool hours. The homeowner was not

happy with the decision of the committee to keep the hours that have been recommended by a special committee in 2008 and approved by the Board. The homeowner was told it would have to go before the Board to get the hours/days changed. The homeowner wants to start a petition to change the children's pool hours.

- *Distribution of Rules & Regulations Amendments approved by Board on 8/24* - The Clubhouse Committee recommends to the Communication Committee that the new revised Rules & Regulations be hand carried by the Block Captains to every resident. We also recommend that these revised Rules & Regulations be publicized in the weekly newsletter so all homeowners are aware of them being delivered and emphasis be put on the homeowners to read them thoroughly and abide by them.

The next meeting will be held on Saturday, September 24, 2011 at 11:00 a.m.