

Facilities Planning Committee Minutes

July 14, 2022 | 3:30 p.m. to 5:20 p.m.

At the Magnolia Room

FPC Members Present: Ed Dudziak, Dale Welty, Doug Gorvetzian, Alex Cook, Ray Stribling, Daryl Ballou

FPC Chairperson: Steve Libring

FPC Board Liaison: Greg Doherty

FPC Staff Liaison: Steve Schneider

Guests: Joe Kamashian, several Community Garden Club members – Kelly Lopez, Chris and Jenny Pavavero, Nikki Holm, Donna Thibaudeau, Travis and Valerie Montgomery, Brenda Lees

Welcome, Roll Call, Verification of Quorum – the meeting was called to order at 3:30pm

- I. **Approval of Minutes** – A motion by Ed, 2nd by Alex to approve the June 9, 2022, minutes was unanimously approved 7-0.

II. Old Business

- a. Board Updates – any decision items/assignments from the July Board meeting – no updates or assignments
- b. Staff Updates – Steve S. gave a brief update with current projects/designs:
 - i. Campground Restroom – just a couple of final items on punch list
 - ii. Road Runner Restroom – 100% done
 - iii. Vacation Park – shade and final restroom done, paving the concrete paths now, lots of landscaping still to implement before August opening.
 - iv. Lodge Patio – no progress on going out to bid yet
 - v. Paving Project – 100% done
 - vi. Pickleball Courts – waiting for electrical engineer info to put it out to bid
 - vii. CLDS Landscaped Medians – received lighting recommendations from FPC to go with low voltage. Steve S. will contact Haven and have them recommend what we will need for specs.
 - viii. Bike Crossing on Vacation – awaiting delivery of equipment, Steve L. will follow-up and find out next available delivery date.

III. Old Business

- a. **Additional Rental Docks** – recommend location – Dale and Steve L. will survey next week the depth of the water at the Eastport location now (and when the lake is at lowest level) to see if any issues with this location that was suggested. Ed raised issue about contacting the 385 people on the waiting list to see if they want a space

still – and all agreed that would be prudent once we find out where this dock could go (which could affect their decision) and the Board is ready to fund project.

- b. **5 Year Master Plan** – finalize recommendations – the FPC members were satisfied with the latest draft. A motion by Ray, 2nd by Daryl was approved 7-0 to forward this 5-year plan to the Board as the community's priorities for the upcoming years.

IV. New Business

- a. **Outrigger Park** – discuss concept plan as presented by the Community Garden Club. Alex explained that this went to the Recreation Committee several months ago, and now appropriate to have FPC look at a possible project and develop a scope of work with the Club. Several questions were raised as expected regarding security of gardens, drainage controlling runoff, who would decide planting in boxes and oversee that, trees for shade, walking paths, etc. FPC members all felt that this was a good first draft, but a more professional drawing will be needed as the scope of work is further developed (by a landscape architect or engineer). Community Garden Club would like to help maintain like the Tuesday Work Group does for the golf course. Motion made by Daryl, 2nd by Alex to recommend that Board hire a landscape or engineer professional to assist with schematic design, design development, scope of work, and cost estimate for a conceptual master plan for this 2.5 acres was unanimously approved 7-0.
- b. **Sunset Beach** – lighted volleyball courts – it was suggested we consider adding solar lights at this location for nighttime play when temperatures are much cooler. Steve S. will check cameras at Roadrunner volleyball courts to see the usage there and report back. Alex said it may be better to consider Holiday Harbor instead if there is need for more lighted courts.
- c. **Waterpark** – discuss possible location – FPC members liked the Eastport location encompassed by the possible rental docks. Steve. S raised issues regarding insurance and staffing be considered. Alex and Ray asked if we might also look at a retaining wall or grading a beach below the dog park to allow parents to view and day camp. Doug suggested that if depth doesn't work out for Eastport – consider where existing rental docks are at the Lodge and build waterpark there and move some of those rental docks to Eastport along with the new ones proposed.

V. **Committee Comments:** Dale asked that we email a scope of work to FPC to discuss/circulate for comments for Outrigger Park.

VI. **Adjournment:** There being no further business, the meeting was adjourned at 5:20pm. The next meeting will be at 3:30pm on Aug. 11, 2022 at the Magnolia Room.

Respectfully Submitted,



Steve Libring, Chairman