

HOUSE COMMITTEE

June 11, 2007

The House Committee - Maintenance SubCommittee met on June 7th. Those attending, Treedy Chapa, Chair; Becky Spears, Mickey Gaylor (absent).

The committee met with Kevin Steger & reviewed a list of items previously covered with Becky Spears on May 21st. We discussed some procedure changes regarding the cleaning service, JaniKing, & issues still pending with them. It was noted that we will always have issues with touchup painting and wall repairs due to normal club usage. The following is a summary of issues addressed.

Items that have been completed:

- All cabinets in all restrooms have been repainted.
- Touchup painting & baseboards in the main clubhouse have been repainted.
- Pressure washing is a continual process and much progress is being made throughout the club grounds.
- The concrete pillars in the ballroom will be faux painted to match the concrete arch surrounds in the dining areas.
- Ceiling leaks are being repaired & repainted.
- Ongoing issues of painting & touchups are being attended to.
- Most doors into locker rooms & restrooms have been repainted - ongoing process.

Pending issues:

- Wine storage closet in Directors dining room.
- Podium needs reworking if possible, probably need new one.
- Replacing tiles & resheetrocking walls to hold tiles in locker rooms & kitchen areas.
- Fence around garbage bins in new practice area - bid received, awaiting management approval.
- Repair & replace speed bumps.
- Curb painting & re-stripe handicap areas.
- Complete electrical jobs in pool & tennis area, hazards have been attended to - involved process of finding wiring lost over the years, this pertains to landscape lighting.

Faucets are to be replaced in the restrooms of the main clubhouse & locker rooms. Toilets & urinals will be replaced as they break with updated models.

The committee performed it's "walk about" on Area 2 - Pool, Fitness & Snackbar. Tim Roberts has some issues in the fitness center regarding routine maintenance of the fitness area & equipment which he is on top of. We discussed a deep cleaning of the floor tiles in the fitness center locker rooms and routine touchup painting. The pool light is not working but the repair company has been called. The gates to the pool areas were being worked on while we met & we reviewed painting the gates & wrought iron in the pool area. General maintenance & upkeep of pool amenities regarding pool signs, bulletin boards, etc., was discussed.

Issues of great concern are the code violations received from the Health Department. The committee will address this issue at the Board meeting with management.

Submitted by Becky Spears, Co-Chair, House Committee