ATTENDING MEMBERS
JOHN DABNEY - CHAIRMAN
DENISE PAYTON - RIVER CLUB MGR
STEVE KLEINGLASS - VCDD
CARL CHORBA
DEBBIE GERICKE
GWEN MENGEL
BILL KELLEY
DON POLLACK

GUESTS
BILL BOWER, SR VP ICON MANAGEMENT
ALAN PETERS, EXEC CHEF ICON MANAGEMENT
VCDD ENGINEER RICK SCHAPPACHER

CALL TO ORDER/ESTABLISH QUORUM/APPROVAL OF MINUTES
CHAIRMAN DABNEY CALLED MEETING TO ORDER AT 9:00AM
CHAIRMAN DABNEY DECLARED A QUORUM WAS PRESENT
MINUTES FROM MARCH 4, 2019 MEETING APPROVED

ADDITIONS OR DELETIONS TO THE AGENDA
DUE TO PRESENCE OF ICON MANAGEMENT, CHAIRMAN DABNEY REQUESTED THAT THE PROPOSED NEW BUSINESS BE AMENDED TO LIMIT AGENDA TO DISCUSSION OF THE TIKI HUT RENOVATION.
OLD BUSINESS
1. POOL ELECTRICAL/CAMERA/LIGHTING:
8 SECURITY CAMERAS RECEIVED FOR POOL AND TENNIS AREAS. INSTALLATION IS IN PROCESS.

2. RIVER CLUB PARKING LOT PAVING/STRIPING:
PATCHING WILL NOT SOLVE THE WATER DRAINAGE ISSUE. MGR. PAYTON WILL CONTACT ENGINEER SCHAPPACHER FOR NEXT STEPS.

3. WATER LEAK OBSERVATIONS AND WATER USAGE:
3 POOL LEAKS HAVE BEEN REPAIRED. MGR PAYTON WILL REPORT ON USAGE AT APRIL MEETING AFTER MARCH BILLING IS RECEIVED.

4. ROOF, SOFFIT & WINDOW MOISTURE REPAIRS
ROOF: APPROVED OVERALL SPENDING NOT TO EXCEED $10k. CURRENT ESTIMATE IS $4,750.
SOFFIT: INCOMPLETE. EXTENSIVE BIRD DAMAGE. REPLACEMENT COSTS ARE PROHIBITIVE. PATCH AND PAINT IS REQUIRED REMEDIATE. REQUIRES UTILIZING A CRANE.
WINDOW MOISTURE: INITIAL CAULKING WAS DONE. MOISTURE METER READING AFTER REPAIR INDICATES LEAK IS STILL OCCURRING AND REMEDIATION IS REQUIRED. SERVICE PRO TO BE CALLED.
OLD BUSINESS (continued)
5. REPLACEMENT OF POOL PLANTERS
MGR. PAYTON WILL REPLACE “FLORAL” PLANTERS WITH AQUA SOLID COLOR PLANTERS.

6. LOCKER ROOM REFURBISHMENT
NO UPDATE AVAILABLE REGARDING COMMITTEE RECOMMENDATION FOR WASTE BASKETS AND SEAT COVERS IN THE TOILET STALLS FOR THE MEN’S LOCKER ROOM.

NEW BUSINESS DISCUSSION TIKI HUT RENOVATION
1. TIKI HUT RENOVATION PLANNING
INITIAL APPROVED SPENDING NOT TO EXCEED $10K.
PROJECT DATE WILL BE EITHER FISCAL 2018-19 OR 2019-20

2. UPDATE AND COMMENTS FROM CHAIRMAN DABNEY:
PHASES FOR TIKI HUT RENOVATION PLANNING:
   A. EMERGENCY/ REPAIR EXISTING STRUCTURE
   B. DESIRABLE / UPGRADE EXISTING STRUCTURE
   C. LONG TERM / EXPANSION OF DINING ROOM BAR

3. TIKI HUT ACTION PLANS
   A. REPAIR AND UPGRADE EXISTING TIKI HUT STRUCTURE
   B. ICON MANAGERS WILL PROVIDE RENOVATION IDEAS
   C. MAXIMIZE EXPANSION WITHIN ORIGINAL SITE PLAN
   D. UPDATE EQUIPMENT AND STORAGE
   E. UPDATE TVs, COVERED SEATING AND MENU
5. ENGINEER COMMENTS ON TIKI HUT RENOVATION  
   A. RENOVATION WITHIN ORIGINAL SITE PLAN WOULD NOT REQUIRE PUBLIC AMENDMENT NOTICE

6. ICON MANAGEMENT COMMENTS ON TIKI HUT RENOVATION  
   A. WILL PROVIDE DRAWINGS FOR RENOVATION OF EXISTING STRUCTURE  
   B. WILL PROVIDE PROPOSAL FOR UPGRADE EQUIPMENT

7. COMMITTEE AGREED THERE IS A NEED TO INITIATE DISCUSSION OF A LONG RANGE PLAN TO EXPAND EXISTING RIVER CLUB BAR, BUT THE IMMEDIATE CONCERN IS THE TIKI BAR PROJECT.

8. PUBLIC MEETING TO DISCUSS TIKI BAR RENOVATION PLANNED FOR JUNE 3, 2019

MANAGER’S REPORT  
1. PARKING LOT PATCHWORK SCHEDULED FOR APRIL

2. POOL LEAK APPEARS TO BE FIXED. WILL MONITOR WATER USAGE WHEN MARCH BILLING IS RECEIVED

3. LOCKER ROOM AC DUCT CLEANING TO BE SCHEDULED

MEETING ADJOURNED
NEXT MEETING SCHEDULED FOR MAY 6, 2019 @ 9:00AM