

## Clubhouse Committee Meeting

May 6, 2025

### Members Present:

Annette Wickham, Committee Chair	Cathy Lindstrom, Board Liaison	
Brintha Gibson	Theresa Edwards	Caroline Hodges
Becky Mills	Barbara Eanes	Carolyn Sloan
Marty Murray	Gerri Wade	

1. Annette called the meeting to order at 10 am.
2. Old Business
  - a. Clubhouse donation guidelines have been approved by the Board and are now in effect for donations.
  - b. New Clubhouse rental agreement, with notice that any form of gambling or games of chance with money is not allowed in the Clubhouse, has been approved by the Board, and is now on the website. Annette noted that we still need the checklist on the website, and Becky volunteered to follow up on getting that done. Copies will be placed in the file cabinet for new users.
  - c. Committee minutes will need to be placed in the file for users to review, and Annette will follow up
3. New Business
  - a. Leaking window in basement: 4 window companies did not submit a quote. Moving to bricking up the window instead to prevent rain entry. Two estimates: Legacy Builders \$925 to block up window, and an additional \$125 to include filling the crack in the wall, and no warranty. All-Masonry quoted \$909 to do bricking up and filling crack, with a one year warranty. Theresa moved to approve giving the work to All-Masonry, in a recommendation to the Board, seconded by Caroline.
  - b. Clubhouse Cleaners: Annette and Cathy met with Tracy Kelly to review the new contract and checklist. After review and discussion, she notified us that she would not bid on the contract. We continue to talk with Amaya Cleaners.
  - c. Becky asked if we were running out of Clubhouse budget money. Cathy reviewed the budget process and indicated that these costs would likely be taken out of repairs and maintenance sections of the budget.
  - d. Termite damage: termite treatment has been done outside. Tom Edwards will meet with Annette to look at the joists to determine if there was damage there. The committee discussed potential contracts for outside bug extermination, and another company for termites. Our current contract is month to month. BugMan said they would provide services for bugs every 3 months for \$95, and 1 year contract for termite treatment. Annette will follow up for contracts. Tom will also look at flooring for termite issues. Repair work will be relooked at.

- e. Becky asked about mold treatment in basement, and it has been mold-treated. We have also put a donated dehumidifier in the basement, and we will retest for mold in the fall.
  - f. Cleaning: there is a need for people to help with cleaning until we get a new contract in place.
  - g. Committee discussed the decision made by committee chairs and Board representation that committee members need to do some work for the committee in order to be a voting member. After much discussion, the committee voted not to enforce this for Clubhouse Committee, but there was discussion that the committee needed to be asked to help when help is needed. The decision was to tell people when help is needed, and to track the responses.
  - h. Date for Clubhouse work day was set for **June 2, from 1-4 pm**, working on windows and blinds. Tom is planning the deck cleaning for sometime in June and there is a deck party scheduled for June 6.
  - i. Caroline brought up additional business:
    - i. Need location for curtain rods in the garage, and Annette told her where to look
    - ii. Umbrellas need covers, and Marty will donate one that she has. Caroline will check Amazon for pricing.
    - iii. Need a second gas tank fully filled and keep in garage. Caroline will get second tank and send Hall the receipt. Barb moved and Theresa seconded a motion to buy the second tank, and the committee voted to approve it.
    - iv. Need a box with note cards to track donations. Becky will get a box and Annette has note cards, for Library.
    - v. Caroline noted that carpets need steam cleaning, and Annette will call Hall.
  - j. Cathy was asked if the attorney has clarified the issues of liability for the HOA regarding gambling and games of chance where money is at stake, and Cathy confirmed that the attorney told the Board that, since the HOA has notified the community of the issue, the HOA is then held harmless if someone violates the law.
4. There being no further business, the meeting adjourned.
5. **Next Meeting: Tuesday, June 3, at 10 am.**