

**SOUTH BAY COMMUNITY ASSOCIATION
FACILITIES COMMITTEE
January 11, 2022
APPROVED MINUTES**

1. The meeting was called to order at 9:31am.
2. Determination of Quorum – a quorum was achieved.
Attendees: Chair Spagle, Kent, Schwartz, and Hammond (who joined at 9:59am). Also present ex officio were President Skinner and GM Torres.

Spagle informed the committee members present that Bert Loomis has resigned from the Board and from all Committees.

3. Approve Agenda
One item was added to the agenda from the Fitness Committee relating to acquisition and installation of an indoor/outdoor TV in the pool area to facilitate water aerobics.
Motion by Kent to approve the amended agenda.
2nd by Schwartz
Motion carried 3-0.
4. Approve Meeting Minutes of December 7, 2021
Motion by Kent to approve.
2nd by Schwartz
Motion carried 3-0
5. Old Business
 - a. Update: Bay Club Bistro -brief update by Spagle that Kass Swindler (Dusty Green owner) has opted to cease service at the Bay Club, but this may be revisited in the spring/summer.
 - b. Gift & Loan Policy – tabled to February meeting when most of the committee members should be in attendance and all have had an opportunity to read the documents.
 - c. Reserves to date – December acquisition of ice machine for \$4700 only additional replaced reserve item in December.
6. New Business
 - a. GM Report
 - i. Significant roof leakage in several areas, caused by flashing failure in the roof valleys and roof to wall installation. The contractor is scheduled to be on site to review conditions and correction installation details the week of 1/10 (though he has not yet confirmed date and time), followed by corrective work to repair the ridge cap and repair/replace flashings according to details reviewed, and install tie downs.

- ii. Snow issues – some of the pipes were affected, and for a period of time there was no hot water in the kitchen – that seems to have self-rectified and appears to have been caused by extended low temperatures the last week of December. Also, an issue with exposed copper pipes in the shed, the plumber suggested insulating the pipes. In an area above the woodshop all the welds in the copper piping failed causing condensation, and Mark is having HVAC contractor come up with a permanent fix to the problem, which we've not had previously.

b. POOL TV DISCUSSION

Bill Wight (Board Member and Fitness Committee Chair): Fitness committee has recommended acquisition and installation of an indoor/outdoor TV to use for water aerobics since we don't have an in-person instructor.

Wight made the following points to support acquisition of the TV:

1. Water aerobics is of interest to the members as evidenced by the response to the recent survey sent out to members where 40% of the respondents (83) indicated they would favor water aerobics.
2. In person instructor estimated cost of \$3,120 annually.
3. Physical and health benefits of exercise and social bonds created as a by-product of the group activity.
4. The Washington Athletic Club re-started their water aerobics program in mid-2020 with positive results.
5. SBCA currently has surplus funds.

Spagle responded:

1. The survey responses were not intended to be used as a mandate for the Board to take any specific actions, but rather as a tool to provide the Board with an idea of what was of interest to the members.
2. The SBCA is not a fitness center such as the WAC, but an HOA/private Club, and should not be compared to or expected to have the same amenities as a professional fitness center.
3. There is no guarantee that members, who might say that are in favor of aerobics, would actually participate.
4. If only a few members use the amenity is the entire membership getting value for their dollar?
5. Currently SBCA does have a surplus, but the Board has approved hiring of a Operations Supervisor committed to hiring and budget projections over the next 5 years are problematic.

Spagle moved to table the issue and readdress prior to the fiscal year June 30. The motion was seconded by Schwartz and carried 4-0.

Kent added issues relating to COVID and groups of people in close proximity might be less of an issue.

- c. Weight Bench donation – A member would like to donate a personal grade weight bench to the fitness area. GM Torres' review is that we use commercial grade equipment, and while the member's intention is appreciated this is not a piece of equipment of the same caliber as our existing equipment. GM will thank the member for considering us and politely decline.
 - d. Schedule building walk-around – delayed when more committee members are in attendance.
- 7. Wood Shop Report- see the attached report from Woodshop chair Joe Guillien.
- 8. Comments - None
- 9. Adjourn – Motion to Hammond to adjourn, 2nd by Kent. Adjourned at 10:02am.

Next SBCA Facilities Meeting: February 8, 2022