

2023 02 11 Amenities Board Meeting

Participants: Ted Slivinski, Nate Cason, Ross Karcher, Kevin Mcleod, Jeff Fredrick, Chris Bundy

Absent: Jeff Baird

Minutes:

1. Reviewed Dec meeting minutes.
 - a. General topics from Dec meeting:
 - i. Golf Course, maintenance on machines, mowers, etc. Repairs and concerns around the sprinkler system.
 - ii. Coopers, some discussion on upgrades to the bar coolers, possible new drink station towards deck end of the bar, and chat about dumb waiter system.
 1. Follow up with Tony (previous Coopers management) provided insight and general response that the building architecture does not provide for a good solution, which is why exterior staircase was added.
 - iii. Beach, continued discussion on access, gate, key fob solution, alternative parking ideas, etc.
2. Golf Course – Ted Slivinski
 - a. Ted's Contract.
 - i. Board to review.
 - ii. General contract has been in place for 12 years, minor revisions over time.
 - iii. Contract pays Ted, he then is responsible for handling expenses for his staff, operations.
 1. Comment on increasing costs.
 - b. General Course Update
 - i. Limited access to facilities, no known issues.
 - ii. Machine maintenance happens in early spring once access to shop is possible and temps are warm enough to allow.
 - iii. Sprinkler System
 1. Many issues in 2022 season. Broken lines.
 2. Course needs water at least every couple day's in heat of summer.
 3. South side of pro-shop still needs work, needs redesign.
 4. Costs for repair –
 - a. Pinecrest 18 hole spent \$2.8M a few years back in a full renovation of their system. Phased approach, front/back 9 separately completed.
 - i. BLW course is segregated as well and would support phased approach.
 - b. Estimate cost of \$1k per sprinkler.
 - i. Ted believes we have 289 heads total on course.
 - ii. May need to add extra lines to allow for more efficient watering in some locations.
 - c. Take aways for Ted

- i. Reach out to companies to get some estimates on timelines and cost for repair work.
 - iv. Greens mower situation – BLW mower is still in possession of repair company, course still has loaner unit.
 - 1. Ted to reach out and reassess status with service provider.
3. Coopers
 - a. \$200k increase in sales in 2022 from 2021
 - b. Bar remodel making progress.
 - i. Sports bar, new coolers / drink stations.
 - c. AC Mini Split installed in upstairs dining room, still needs electrical work to bring online.
 - d. Carpets cleaned, ZeroRes service provider.
 - e. Jan sales up, Feb good.
 - i. Member Discount Giftcard mailer sent out.
 - f. Concern raised around potential illegal activity occurring on site.
 - i. Discussion around engagement with local law enforcement if/when needed.
 - ii. Cameras on site inside are recording/maintaining activity, 30 day retention.
 - 1. Question around potential for camera system in parking lot as well.
4. Beach Committee Update – Tari Jensen
 - a. Power to gate, Rocky Mountain will install access point at no cost.
 - b. Parking
 - i. Easement on side of BlueBird, not 'improved', and requires permission of property owner to allow.
 - 1. Owner is determined to be Kim Erikson.
 - ii. Discussion on possible trade of land for owner horse storage swap for easement ownership, as well as general legal position for BLW to grade the easement.
 - 1. Any easement improvement will still require development of parking space behind.
 - iii. Nate Cason to follow up on legal position and potential for BLW to grade the easement.
 - c. Update from Jeff Baird:
 - i. Whether we want to limit this first phase to the gate and associated controls or is there any interest in pursuing the fence.
 - 1. General agreement on phased approach, make gate a priority first.
 - ii. The rough estimate for the gate and controls is around \$20k-\$28k.
 - iii. The rough estimate on the fencing is roughly the same depending on what type of fence we use.
5. Pickle Ball courts
 - a. Members asking for multiple bids. Follow up with other contractors happening this Spring.
 - i. Initial estimate \$150k.
 - ii. Ted and Kevin reviewing.
6. ADA compliance in Coopers restrooms.
 - a. Pool restrooms? Question on what is not in compliance.
 - b. Main floor at Coopers should be compliant, recently built.

- c. Ross to review ADA compliance rules.
 - i. Fair Housing documentation.
- 7. Question on use of Snowblower at Coopers, maintenance, machine won't run.
 - a. Need to look at machine, may just be basic maintenance issue.
 - b. Question on snow removal for Coopers deck.
 - c. Unknown if snow-load is a problem.
- 8. Coopers general snow maintenance, parking lot, walkways, etc.
 - a. Use of salt can damage golf course.
 - b. Attempt to keep clear walkway between parking lot and restaurant.
 - c. Concerns raised about water drainage this Spring when snow melts.
- 9. Board Appointments
 - a. Treasurer Position – not a board member position.
 - b. Brooke Glasier was named as a candidate.
 - i. Finance career, medical and office.
 - ii. Mortgage loan/title insurance.
 - iii. Quarterly billing/account background.
 - iv. A number of current amenities board members have personal experience, and recommend her.
 - c. Motion to name Brooke as Treasurer passed.
- 10. Amenities Meetings
 - a. Ross Karcher is now the 'secretary' on the board.
 - b. Minutes will be taken, agenda for meetings sent.
 - c. Plan to include virtual option for meeting attendance to allow remote access.
- 11. Discussion on Verizon desire to install a Tower/Building on property.
 - a. Need a 20x20 foot space, want to build near parking lot / far side of hole 1 tee box.
 - i. Desire to have a tower and structure built to house local area infrastructure, switching, etc.
 - b. Question on what this may do to golf course aesthetics.
 - c. Question on whether this could be put elsewhere, less impactful location like near the compost pile/shed.
 - d. Need to research what is fair and equitable to BLW to have this built/operated on our property.