

The Club at Twelve Oaks
Meeting Minutes
Sunday, December 8, 2019

Members in Attendance: Tina Jenkins, Rusty Whittington, Beverly Bowman,
Allison Taylor, Scott Carnes, Nikki Gaudio,
Shawn Gaudio

Meeting called to order at 4:15pm by Scott Carnes

- Scott went over quotes for club house:
 - 1st quote is \$6,250 and given by Billy Barnes Painting. Breakdown is as follows: Main Area, 2 coats (\$1,500.00), Hallway, 2 coats (\$275.00), Dining Room, 2 coats (\$475.00), Kitchen Cabinets, 1 coat (\$1,250.00), Hallway, 2 coats (\$300.00), Ladies Bathroom, 2 coats (\$300.00), Men's Bathroom, 2 coats (\$300.00), Stairwell, 2 coats (\$300.00), Basement Men's Bathroom, 2 coats (\$450.00), Basement Women's Bathroom, 2 coats (\$650.00), Materials (6 tubes caulk, 2 gallons primer, 2 gallons semi-gloss, 1 gallon hi hide eggshell, rags, tray liners, brush and roller nap). If we make a few changes and eliminate a few areas, we could get the quote down to approximately \$5,900.
 - 2nd quote is \$5,000 (DOES NOT include paint \$650.00) and given by Kevin McKiernan. Breakdown is as follows: Banquet room (\$1,356.00), Kitchen (\$405.00), Eating Room (\$480.00), Two Bathrooms (\$350.00), Hallway (\$145.00), Loft & Landing (\$645.00), Stairwell (\$500.00), Basement Great room (1,156.00), Hallway (\$335.00), Ladies Bathroom (\$525.00) and Men's Bathroom (\$525.00)
 - Allison got a quote of \$3,600 (material and labor) for basement bathroom which included 100% waterproofing, floor and baseboards
 - Allison will be getting another quote
 - Shawn will be getting another quote
 - We will hold off on voting for painting and bathroom repair for now until we get the pool security complete

Additional Business:

- The deck boards and flooring needs to be replaced/repaired. Scott and Rusty will get some guys together to help do the repairs. Rusty suggested replacing them with Trex. It costs a little bit more but last longer and will be better in the long run
- When the floors get done, we need to look at options on getting something with grit in it because vinyl flooring will be very slippery once it gets wet
- Scott motioned to transfer rental responsibilities from Shawn Gaudio to Beverly Bowman and Lindsey Wilson. 2nd by Rusty.
- Scott suggested that some advertisement for rentals can be one on Facebook. Price is currently unknown. Scott will do some research and Lindsey will take the lead on this. It was also suggested that all board members share the posting on their Facebook pages once its ready
- Allison obtained a rental quote from Little Springs for \$700 and it holds 150 people. She also obtained a rental quote for Wood Lake for \$100 and it holds 35-40 people
- Scott motioned NOT to change any pricing used for anybody who has previously established a relationship for renting in the past. 2nd by Shawn Gaudio.
- We need to think about ways to simplify the rental club pricing. This will be talked about more at the next meeting
- We need to focus on rentals and how to get more of them
- Beverly will speak with Lindsey about colors for painting, new draperies and removal of old furniture pieces. If we update things in the clubhouse, it will be a good thing
- Allison suggested having people fill out a survey after rentals, on likes and dislikes of the club house
- Rusty checked on thermostats with motion sensors (\$180). He will put them in once we get them. Internet need to be set up so the thermostats can work on the Wi-Fi and Beverly can control it with her phone
- Rusty will check with Simplex rental for the access control security for the pool area
- Rusty is still waiting for another bid for the fencing
- We can't get a pool repair quote until spring
- Amanda will handle collecting of the pool memberships and we will table the electronic payments process until next meeting

- Scott suggested we get a 2nd quote for security access to the pool, front door and gates
- We need to get cameras for parking lot (2 in the front and 2 in the back) with the video recording device in the club house and have access through cell phones
- We need to get clarification from Amanda about receiving the \$2,500 from the sale of Cindy's house
- Scott confirmed that snow removal at the Club House is not a part of the neighborhood snow removal. The City does not take care of it. Scott made a motion that he can be contacted in the event that there is a rental and the parking lot needs to be plowed so he can plow it with his snow blower. 2nd by Beverly. Nikki will ask John what's been done in the past. We need to be diligent about being responsible for making sure snow is being removed. We need to add a clause in the rental contract that states "We are not responsible for slip and falls during rentals."
- We need to get a notification out to all Twelve Oaks residents that it's only \$400.00 to join the pool (for non-members) and NOT \$2,500 unless they are a Section 5 resident. We also need to make them aware of club pricing & membership fees. Motion by Scott, 2nd by Tina. Allison and Nikki volunteered to help Scott distribute flyers. Scott will print 300 flyers
- The club need to get a calendar together with club information on it to put in the welcome baskets that Nikki puts out. Membership cards need to be given after the \$2,500 is paid. Nikki could put the cards in the welcome baskets. Rusty will get the calendars together and make sure he gets them and the membership cards to Nikki

NO UPCOMING EVENTS TO REPORT AT THIS TIME

*******Next General Membership Meeting, January 12, 2020, 4pm*******

Meeting adjourned at 5:21pm, Motioned by Scott, 2nd by Nikki