

Christmas Lake Village
Board of Directors
Special Meeting on the Rec Center
05/24/2012

The meeting was called to order by President Amy Busler at 6:00 PM. She noted that a quorum was present and that the meeting was being recorded.

Directors present were Amy Busler, Dave Walters, Jodey Reisz, Betty Clayton, Leroy Powell, Greg Robinson, and Mack Seed. Susan Loucka and Susan Murray were absent.

There were several members in the audience.

The President turned the meeting over to the Property Manager, Al Bauer.

REC CENTER-Al Bauer

Property Manager Bauer, due to the Rec Center renovations becoming complete, some new concerns over its usage warranted an updated set of Rec Center rules. Bauer stated that Betty Clayton had proposed the amendments and he added them to the existing rules. The additions included:

- No smoking or the use of candles
- No climbing on deck railing
- No pets permitted in the building
- No tacks, nails tape, staples, etc... (which may cause damage to the drywall and paint, trim cabinets, etc...) or in wall
- No decorations attached to ceiling fans
- No fireworks permitted on or in the Rec Center

Lee Powell stated that “service animals” should be allowed.

Lee Powell made a motion to accept the Rec Center rules as amended for service animals. Dave Walters seconded the motion.

President Busler stated that since this came under Susan Loucka’s Committee (and that she was out of town and could not attend this special meeting) she may wish to take these amendments to her committee and come back with some changes. But since this is the first weekend that there are rentals at the Rec Center, “I thought it was important we have some additional rules in place prior to these rentals.”

Amy Busler-Aye
Leroy Powell-Aye
Betty Clayton-Aye
Dave Walters-Aye

Jodey Reisz-Aye
Greg Robinson-Aye
Mack Seed-Aye

Vote in favor 7-0.

Leroy Powell left the meeting at this time.

Property Manager Bauer stated that there existed some items that should be considered including in the Rec Center renovation, in spite of the fact that they were not included in the original scope of the approved work. The first item to discuss was that the existing pine wood floor of the Rec Center was saved because it was viewed as an amenity for the building. However, it has been many years since it had been properly cared for by sanding and varnishing and once everyone has viewed the new, finished space, it became apparent that the floor was suffering from lack of care. "I have placed before the Board a proposal to sand the existing pine floor and apply four coats of varnish to it to restore its beauty and extend its useful life for \$3,600."

"Secondly, a concrete sidewalk that would make it easier for wheelchairs to enter into the renovated center. It would also serve as a means to divert water around the Rec Center, as opposed to running directly toward the building. The cost to add this sidewalk is \$1,900."

In addition, the parking lot is steeply sloped toward the Rec Center, which makes it difficult for a wheelchair to negotiate in a controlled manner. The current rocked surface makes it more difficult for a person to guide a wheelchair onto the concrete sidewalk. "The cost to pour a concrete parking lot 80 feet long that extends from the approximate ends of the Rec Center would be \$9,600, while a retaining wall would become necessary if the parking area the same length would be flattened. The bid for this work is \$3,960. It makes no difference whether we choose concrete or asphalt, because the cost of petroleum products have risen to a level where these two surfaces are about the same."

Greg Robinson stated that these bids did not include any excavation to reduce the steep grade of the pavement or provision for adding storm water drainage inlets, so if the Board was to consider these improvements, then they should add another \$5,000 for excavation which would flatten the lot in front of the Rec Center.

Jerry Cunningham stated that if the proposed paved lot would include striping and contain handicap accessible signs, that sounded great!

Greg Robinson stated that this was the case and there would be two handicap ramps, one on each end.

Dave Walters made the motion to approve the project to flatten the Rec Center parking lot (at a cost of \$13,560) with excavation costs not to exceed an additional \$5,000. Greg Robinson seconded the motion.

Amy Busler-Aye
Greg Robinson-Aye
Mack Seed-Aye

Jodey Reisz-Aye
Betty Clayton-Aye
Dave Walters-Aye

Vote in favor 6-0.

Jodey Reisz made the motion to approve the sanding and refinishing the pine floors at the Rec Center at a cost of \$ 3,600. Greg Robinson seconded the motion.

Amy Busler-Aye
Greg Robinson-Aye
Mack Seed-Aye

Jodey Reisz-Aye
Betty Clayton-Aye
Dave Walters-Aye

Vote in favor 6-0.

Property Manager Bauer sated that the final proposal he has brought before the Board dealt with installing a professional audio visual system at the Rec Center. This system would not only be made available for presentations at the monthly Board meeting, but for anyone who reserved the Rec Center for an event. This system can be broken down into two categories, the first dealing with audio. Currently we have only four microphones available at the Board meetings. All the wires run on top of the floor and are taped each meeting so that no one will stumble over them. “Even though I believe the volume can be turned up high enough for anyone to hear at the back of the room, we spend man hours each month in the setting up, taping, and tearing down this system. I believe that the saving in man hours as well as improved quality in the sound would be a great plus.”

“Secondly, there always seems to be a need to make presentations that include visual aids at the monthly Board meetings. The audience would be more informed by seeing a visual aid or example when a presentation is made. Also, there are many parties (i.e. birthdays, graduations, wedding receptions, etc...) at the Rec Center where there exists a need to show pictures at these events. This proposal provides a solution to these needs. I have presented several options on differently configured systems that range from \$5,000 to \$12,000, depending on the quality of the sight and sound that is selected.”

Jodey Reisz stated that some of the factors that the audio/visual tech was dealing with included a bright room during the day and the possibility that a screen could “wave” or be blown by the air movement in the room. “What I’d like to see happen is for the Rec Center to be used for leadership conferences by local corporations-anything that would bring outside (non-Village owners) and expose them to a great community, our Christmas Lake Village. One way of increasing property values in the Village is to create additional demand for properties in the Village. A side benefit is that additional revenue could be generated by an increase in its rental.”

President Busler stated that she thought this was a lot of money for something that a lot of people (like myself) wouldn’t know how to operate.

Jeff Stillman stated that the Rec Center could not be rented to anyone, except property owners. “We’re spending a lot of money on a new, concrete parking lot. But you still need to approve the \$1,900 sidewalk and curb that was presented earlier in the meeting.

In regards to the audio/visual proposal, I think it's too much money to spend on something that very few people will use. Let's see how much use the Rec Center has this year and what needs are generated, then we can add something like this later."

Dave Walters stated that he appreciated the "thinking outside the box" with the proposal.

Mack Seed agreed that he would like to wait and see what the demand would be for this equipment and if it was insurable.

Mack Seed made the motion to approve the sidewalk and curb expenditure of \$1,900. Jodey Reisz seconded the motion.

Amy Busler-Aye
Greg Robinson-Aye
Mack Seed-Aye

Jodey Reisz-Aye
Betty Clayton-Aye
Dave Walters-Aye

Vote in favor 6-0.

Jodey Reisz stated that Leroy Powell wanted to make the recommendation that braille labels for the restroom signs be added.

President Busler stated that the consensus of the Board was to "table" the proposal in regards to the audio/visual proposal.

ADJOURNMENT

Greg Robinson moved to adjourn. Motion was seconded by Dave Walters.

Amy Busler-Aye
Greg Robinson-Aye
Mack Seed-Aye

Jodey Reisz-Aye
Betty Clayton-Aye
Dave Walters-Aye

Vote in favor 6-0.

Meeting was adjourned at 7:00 PM.

Respectfully submitted,
Al Bauer
Property Manager/Secretary
Christmas Lake Village Board of Directors.