

Holiday Park, Park & Recreation District
Special Workshop Meeting Minutes
March 9, 2022

I. Call to Order by Chairman Dick Gortz @ 9:00 AM.

II. Roll Call

Taken By: Lisa Hoover

Present: Chairperson Dick Gortz, 2nd Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustee Bob Bachman, Trustee Jim Oliver, Trustee Sharon O'Reilly, Trustee Deborah Perla, and Sgt at Arms, George Clinch.

III. New Business

Dick Gortz requested that Karin Anderson be allowed to sit at the table as a Trustee elect.

Dick Gortz made a request to the Trustees to amend the agenda to include the revised bond resolution and financing that needed to be discussed.

A motion was made by Cheryl Morris, 2nd by Don LaMaster, motion carried.

Dick Gortz also requested residence to please state any comments they may have on the agenda before they opened discussions. Resident Ernie Mitchell requested to ask questions of the attorney.

1. Bond Resolution and financing

Cheryl Morris wanted to commend the attorneys, they were very helpful in answering all her questions. Sharon O'Reilly wanted to know if there were any penalties for not withdrawing. Don LaMaster responded "no", and the standard time frame was 18months, the bank gave us 24months and agreed to 4.29% until March 31st. Cheryl Morris pointed out that all AP has to be submitted from the 1st draw before a 2nd can be approved and questioned who will inspect and review work? Dick Gortz responded that all the work would be supervised by the Manager.

At this time Bob Duncan made the call to the Attorney for discussion. Both Andy Cohen and George Smith were on speaker.

Question was asked if there is the ability to change or amend project and George Smith advised yes.

George Smith went over the process to complete the signing of the new document when the New Board was chosen.

Karin Anderson asked if the signing had to be public, George informed her that the signing of documents did not require public viewing.

Dick Gortz asked if any further questions from residents or the Board?

With no response, Dick thanked the gentlemen for their assistance in this matter and concluded the phone call.

2. Renovation – Ph I

Open discussion began on the Scope of work for Phase I with the conclusions as follows;

1. Aesthetically update interior space of Entry Area, Hall and Main Hall
Consensus in agreement: yes

2. Replace the Doors and Windows in the Entry Area and the Main Hall, making the (2) sets of Entry doors ADA compliant automatic doors
Consensus in agreement: yes
3. Add Windows in the Reception Area, Library and Entryway area
No resolution: discussion still open on purpose for the area that used to be the library.
4. Raise the ceiling as much as possible in the Entry/Hallway Area – determining and modifying any roofing and mechanical constraints; Remodel the existing Library and Entryway area
No resolution: discussion still open on expense of raising ceiling or adding additional lighting.
5. Increase ADA in restroom entry area; add code compliant ADA water fountain
No resolution: discussion on which way outer door should open, discussion on stall door size, can it be smaller framework, lighter doors.
6. Reduce windows in Main Hall, change out window with Impact Resistant
Consensus in agreement: yes
7. Replace flooring throughout the Entry, Hallway, and Main Hall
No resolution: discussion on making sure what all will need to be done once old flooring has been removed. Specification need to be clear? This includes the office
8. Replace outdated acoustical panels in Main Hall
Consensus in agreement: yes
9. Change out Electrical lighting to LED and fans
Consensus in agreement: yes Will be commercial fans
10. Remove double doors in Conference and Storage and reduce to single door
Consensus with change: Remove Replace double doors

Additions to Scope as follows

11. Include Audio/Visual installations during remodel to network the entire facility (to include but not limited to updated speaker system for music, zoom camera, projector screen, etc)
12. Install proper ventilaton (A/C) in conference room
13. Close in exterior area to create additional storage off the Main Hall (Storage room 9A)
14. Consideration for a partition system in the Main Hall

Open discussion on Ph I – Kitchen area, with the conclusions as follows;

1. Increase the size of the existing Commercial Kitchen using the adjacent space, including as much of the Mechanical Room possible above the pull out Stage Area
2. Bring the existing Commercial Kitchen into current code compliancy, including proper ventilation and, cooling, and have sewer & plumbing evaluated.
3. Rework the cabinets and areas to provide the most spacious and usable space possible

IV. Supplemental Items

None

V. Trustee Comments

None

VI. Resident Comments

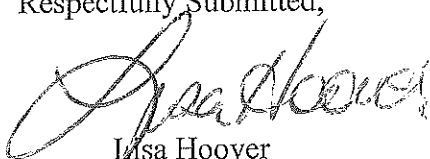
None

VII. Adjournment

A motion to adjourn the meeting was made by Don LaMaster, 2nd by Deborah Perla.

Meeting adjourned at 11:06am

Respectfully Submitted,



Lisa Hoover
Administer, Holiday Park

Attested to:



Dick Gortz
Chairmen, Holiday Park Board of Trustee