

# SUMMARY 2022 HOUSE COMMITTEE REPORTS

## December 20, 2022

### House Report for December 2022 – Director Marilyn Sbardellati

The House Committee met on December 6th. In attendance were three potential new members, Carl Conser, Loretta Wolf and Mary Christensen. We presented the new members with an overview of the structural challenges the west end of the pool building poses. Vince led our group on a tour of that section of the building. While there, we discussed various spa options and the challenges for each.

Other than a brief closure due to a gas line break earlier this year, the pool remained open for 2022. That is until last week. Wednesday evening, December 14th, while making rounds, Jim Taylor noticed an issue with the pool's pump. The water volume dropped below a level for safe pump operation. The pool pumps were shut down and our Facilities Manager was immediately notified. The next day was spent assessing the problem and determining a game plan for diagnostics and repairs. We were able to open the pool temporarily over the weekend.

Updates will be provided as any immediate needed repairs get underway.

Beginning in 2023 our desire is to begin addressing other areas of the clubhouse.

We will be looking at space utilization, prioritize repairs, furniture and fixture replacement and propose any changes and improvements to modernize and enhance our communal space.

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## November 22, 2022

### House Report for November 2022 – Director Marilyn Sbardellati

Members of the House committee met with President Cornett and Director Ken Bourne to discuss the status of the spa. A decision was made to add structural supports where needed in the pool annex building, especially around the current spa. We are currently pricing commercial spas that we will be able to install in the existing spa space rather than on the pool's deck. This will allow better access for our members. I also asked our facilities manager to get bids for repairing the existing spa. Once costs of both options are compiled, we will decide which option is best. Cost will likely be the determining factor.

Hanson's, our HVAC contractor, repaired the system that heats the pool dressing rooms. Hopefully we'll get through the winter without loss of heat in this area.

Finally, new lights will be installed in the library. One of the fluorescent ballasts needs replacing and rather than replace with the same inefficient fluorescent lighting we are replacing with LED lights. This has been our practice throughout the clubhouse, as LED lighting is up to 80% more efficient than fluorescent lighting and does not give off heat when in operation.

This completes the House report for November.

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## **Annual Member's Meeting Agenda November 8, 2022**

### **2022 House Committee Report – Director Marilyn Sbardellati**

This past year has been a mixed one for the House. We began the year with a broken spa and a myriad of problems slowly being revealed by our new Facilities Manager. It may not appear on the surface much progress has been made but we have been moving forward one step at a time. Many repairs have been made. Some of them are; a new roof over and repairs to the chair room. Electrical and fire suppression systems have been upgraded. We have a complete soils and ground water report that will serve us now and in the future with any repair/rebuilding, pool and spa repairs. We know approximately how much life is left in the structure surrounding the spa and dressing rooms and we can buy ourselves some time in order to make sound and reasonable decisions going forward. We are also more confident in knowing where the pool is NOT leaking. This was a huge concern. We know the structure over the pool itself is sound and is not in need of any repair at this time. Except for a few minor closures, we have kept the pool operational throughout the year.

Moving forward into the coming year, we now have a plan in place to repair/replace the spa in the current location. We will need to form a task force/committee of interested members and begin the process of developing long term plans for reconstruction of the pool annex along with repurposing or redefining some of our clubhouse spaces in order to meet the needs of the current and new generation of members.

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**October 25, 2022**

## **House Committee Report for October 2022 - Director Marilyn Sbardellati**

House Report, October 2022

The House Committee did not meet during October.

As many of you may know, the restaurant was closed for a week this month. During that time necessary repairs were made to plumbing and the natural gas lines were reconfigured in order to operate the new convection ovens. Contractors also repositioned the emergency gas shut off valve. During the time the restaurant was closed an inventory of restaurant equipment and supplies was conducted. We also had the carpet professionally cleaned.

In my last report I mistakenly stated the storm water drain cleaning and scoping project was completed, it was not. We still have a little way to go before completing this project. Jeff Kosten, Estates resident and Done Right Plumbing employee has done a stellar job for us. At this date, there are 4 or 5 broken pipes that will either be repaired or rerouted. The broken storm water pipes are near the gazebo, auditorium, in front of the club house and pro shop. Some digging will be required for necessary repairs. We will do all we can to keep pedestrian and golf cart disruptions to a minimum. Areas in the pool annex building near the spa and in the pump room previously saturated with water are beginning to dry out and show no signs of re-saturation after the recent rains. Facilities Manager Vince Cantwell believes this is due to storm drains being flushed and cleaned.

The pool annex building, that is where the pump room, spa and locker rooms are located, continues to cause me some sleepless nights. It is safe to say, I have come full circle with the challenge this section of the pool building presents to us and want to turn our attention to the pool and spa. Before making any recommendations, I want to meet with the House Committee. We do, however, need to ensure any foundation voids do not extend to the men's and women's locker rooms and the front portion of the exercise room. Expect some minor interruptions in the use of these areas as I have asked our Facilities Department to continue that investigative work that had previously been stopped some months ago.

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**September 27, 2022**

No additional report from House...it was given at the Special meeting

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## **August 23, 2022**

### **House Committee Report - Director Marilyn Sbardellati**

House Report 8/18/22

The House Committee met twice in the month of August.

We received the geotechnical report on August 18th. As of our meeting dates, we were only in receipt of the preliminary reports. We felt this provided enough information to allow us to discuss two options for the repair and refurbishment of the complex. We believe our choice is the most cost effective and makes use of a reliable technology. Because the project involves structural repairs, engineering inputs and plans will be required in order to take the project through the permitting process. The Committee will be able to provide more project details in the near future.

NW Geotech embedded instrumentation into one of the bore holes. Going forward, we have the ability to measure ground water depth in the area adjacent to the pool and building complex. The instrument should outlast the pool, providing critical information if we ever need to drain, even partially, the pool for repairs. This is a huge benefit of the geotechnical study and money well spent. The pool's pump room will be rebuilt and other pool related plumbing upgrades will be done at the same time as the structural repairs. We will have no choice but to close the pool while this work is being performed. We will know more as the plan unfolds. For now, enjoy the pool. I'd like to give a shout out to our Facilities Manager, Vincent Cantwell, for his valuable input in the plan's development and to Jim Taylor for his assistance.

The fire suppression system still needs some attention. It is on our agenda for next month.

The auditorium roof repair is pending the contractor's scheduling and the restaurant roof repair is currently being rebid. Both projects are funded. The restaurant will need to be closed during the time of the roof repair. Plumbing repairs are planned to take place at the same time. This will reduce the down time, as much as possible, for the restaurant.

Winter is coming and our HVAC contractor is scheduled to check on our system's functionality. Scheduled maintenance and filter changes have been happening on a regular basis and we don't anticipate any issue to come up.

In a few months, the rains will begin again. The past problem of surface water flooding around the WEG complex was described to the Committee and

mitigation methods were discussed. We are still investigating firms who can scope our storm drains because blueprints do not exist showing us where they currently drain to. We are also in the process of determining if we need to clean out our parking lot storm drains.

This completes the August report of the WEG House Committee.

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## **July 26, 2022**

### **House Committee Report - Director Marilyn Sbardellati**

JULY 26, 2022

On July 6 Northwest Geotech, Inc. drilled two borings adjacent to the exterior north side of the pool and spa building. These borings will provide subsurface information for; underpinning design parameters associated with re-support of the common spa/utility room foundation and monitoring of groundwater levels for use in pool maintenance and repair projects. A geotechnical report is forthcoming which will describe subsurface conditions and provide us with preliminary recommendations for use in future site planning, repair and development of this building site.

Work on this project proceeded only after a utility location service cleared the drilling site. Unfortunately, their work was subpar, and a gas line was severed. This caused a shutdown of the pool and locker rooms for an extended period of time. The gas line is repaired, and recovery of that cost is pending.

While the pool and locker rooms were shut down, our maintenance crew; rebuilt all the shower fixtures, thoroughly cleaned the floors, and completed smaller maintenance projects. Other plumbing repairs were also completed.

The exhaust fan for the pool failed and is scheduled to be repaired or replaced. Until that happens the doors need to remain propped open to allow for air circulation and to reduce humidity in the space. Members will

need to be patient with the doors being open and repair crews present as they work to repair the exhaust fans and install wiring for ceiling fans in the locker rooms as there will be no air conditioning in that space this summer.

While water was shut off, testing continued to determine the cause of the loss of water to the pool.

Repairs to piping in the pump room will need to take place soon. Expect a one-to-two-day pool shutdown in the near future for this to take place.

Once the geotechnical report is presented, the House committee will convene to determine our next step.

Anyone interested in joining the House Committee should email me at

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## **June 28, 2022**

### **Summary of House Committee Report from BOD Meeting:**

**Director John Venner**

**June 28, 2022**

House Committee Report - June 23, 2022

Northwest Geotech will be doing a comprehensive study starting July 7 to find what can be done to save our pool and spa areas. Once we receive the report, we will determine a starting point to move forward with repair or replacement.

The globe lights in the auditorium have been replaced with energy saving LED lights which will help with our electric bill.

The chair room project is now complete, with the exception of the sensors which should be installed by the time of this reading.

We have found that the roof over the restaurant needs to be replaced. We will be getting bids sometime this coming week.

Please, remember we are dealing with facilities built in the 60's and 70's. Your house committee is committed to doing our best to keep the "ship" afloat.

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## **May 24, 2022**

**House Committee Report – Director John Venner**

**May 24, 2022**

No additional report from the report presented on May 10, 2022

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## **April 26, 2022**

### **House Committee Report - Director John Venner**

The committee has met and is moving forward to repair the problems which have become apparent in the structures due to the age of our facilities.

Our contractor and roofer assure us the chair room next to the auditorium will be repaired as soon as we have three days in a row of good weather. There are leaks which had caused dry rot to the roof and outer walls.

The heaters in the pool and locker rooms failed and we are attempting to correct that problem. In the meantime, we are using propane heaters to help stop the condensation in those areas. We have contractors coming in to see if the pool, spa, and pump room can be repaired or need to be replaced.

Our maintenance crew will be repairing the restrooms in the southern part of the golf course. They have done a spectacular job during this time of Covid and finding and repairing problems which had been put off, for various reasons, through the years.

Your House Committee is working diligently to update and improve your facilities. Please, bear with us as we move forward in restoring our facilities to the standards that we, the owners, expect.

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## **MARCH 22, 2022**

### **Summary of House Committee Report from BOD Meeting: 03-22-22**

#### **Director Dennis Griffiths**

Extremely serious structural issues around the Pool and Spa structures – issues from the foundation to the roofs many of which raise the question of the physical safety of our members. While the costs and the time involved in addressing these issues are significant – safety comes first.

Vincent Cantwell, our Maintenance Manager, brought us up to date on diagnostic progress on several issues – he also provided us with 10 diagrams, 3 of which are printed herein. Referring to the righthand portion of diagram #1, it is obvious that the failed wall and overhead beam must be repaired/replaced/reinforced as soon as possible. It is an old cliché, but you build from the ground up. The roof on roof on roof must then be addressed to make the structures sound and not have the new construction of foundation, walls, beams fail again.



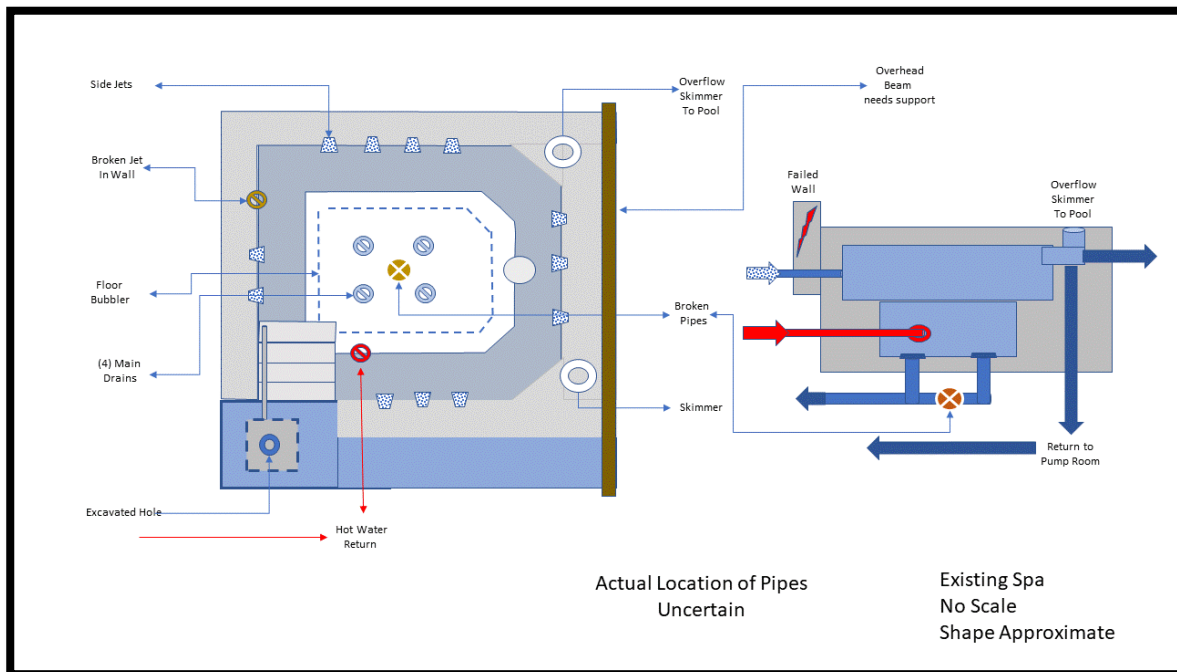
Committee will ask the Board to approve abandonment of the existing spa – to stop spending time and resources searching for the various origins of various failures. The construction is old, with old materials and with an unknown number of failures that have yet to be located.

Committee recommends asking to consider moving the Spa to the Pool area and combine it with a new pool-in-pool structure – see diagrams #2 and #3. This new pool-in-pool will be far less expensive than abandoning the current pool (which has numerous serious issues of its own) to build a new pool facility. The new pool will have up to date plumbing with modern materials with much longer lives and will be installed with proper engineering and up to date craftsmanship.

A temporary ready-built spa that can be brought into the pool area will also be part of this program so that members who enjoy the use of the spa will not have to wait for the entire project to be completed to have use of a spa. The scheduling of this construction is yet to be determined.

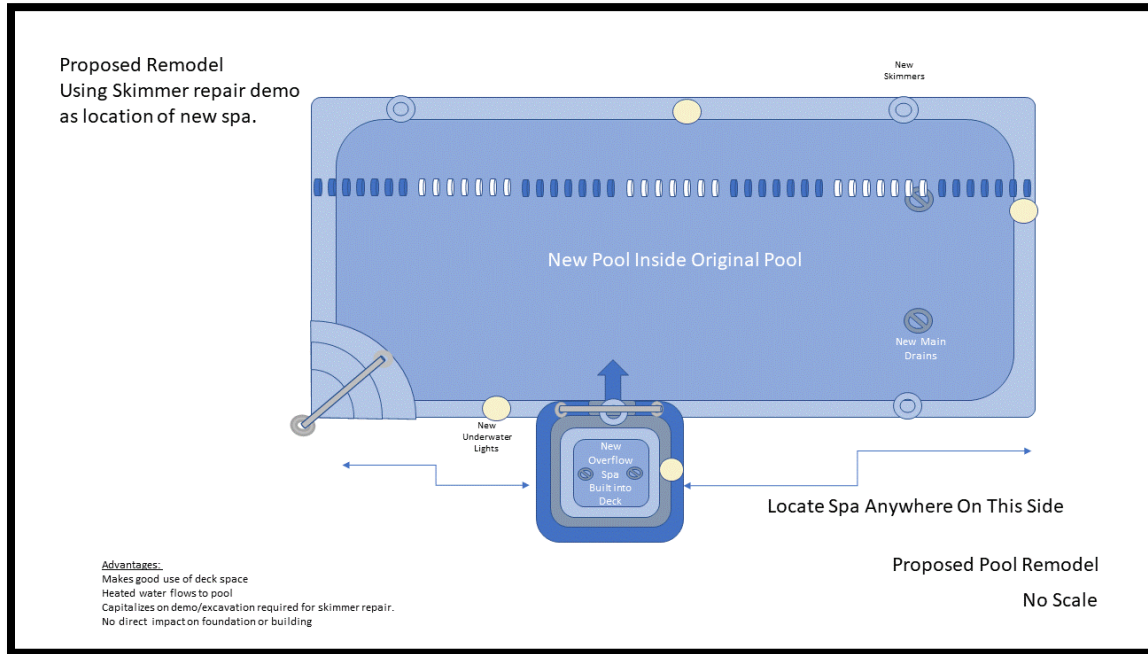
**Recent discovery** – a place where round ducting met square ducting. Instead of using an adapting piece at that point, whoever did that construction just jury-rigged it with duct tape. The duct tape got old and failed. Warm air from the HVAC system was pumping into the attic. It is now going to be fixed properly.

### Diagram #1

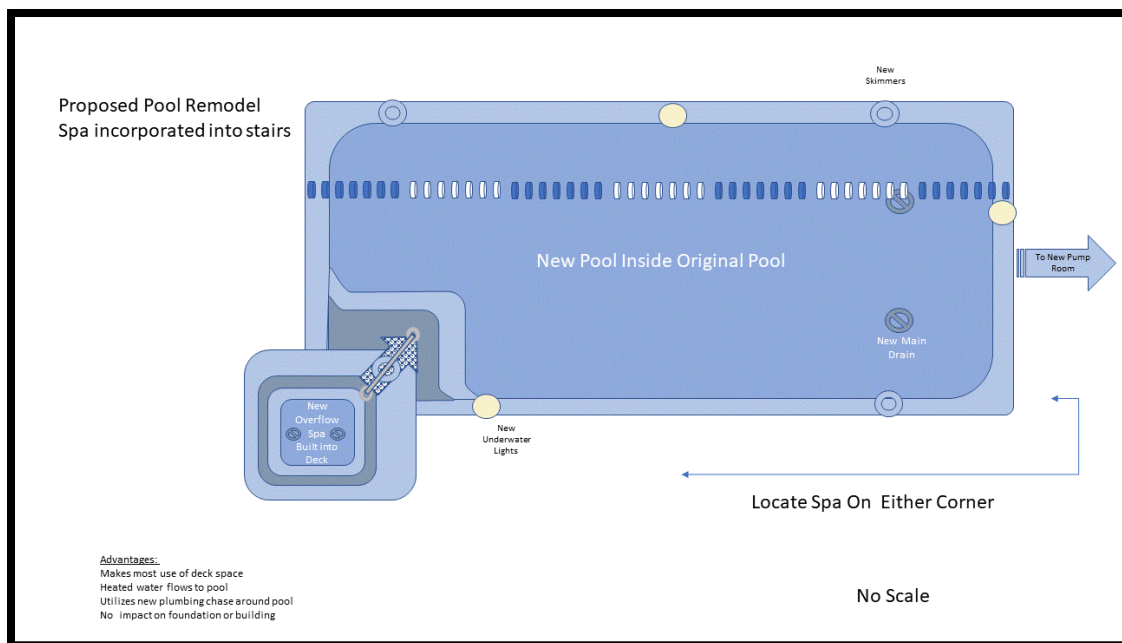




## Diagram # 2



## Diagram #3



## House Committee Report

March 17, 2022

As you are aware from the prior report and comments during our Townhall Meeting, there are extremely serious structural issues around the Pool and Spa structures – issues from the foundation to the roofs many of which raise the question of the physical safety of our members. While the costs and the time involved in addressing these issues are significant – safety comes first.

At a recent meeting of the House Committee, Vincent Cantwell, our Maintenance Manager, brought us up to date on diagnostic progress on several issues – he also provided us with 10 diagrams, 3 of which are printed herein.

Referring to the righthand portion of diagram #1, it is obvious that the failed wall and overhead beam must be repaired/replaced/reinforced as soon as possible. It is an old cliché, but you build from the ground up. The roof on roof on roof must then be addressed to make the structures sound and not have the new construction of foundation, walls, beams fail again.

It was also decided that the Committee will ask the Board to approve abandonment of the existing spa – to stop spending time and resources searching for the various origins of various failures. The construction is old, with old materials and with an unknown number of failures that have yet to be located. In its recommendation to the Board, the Committee will ask to consider moving the Spa to the Pool area and combine it with a new pool-in-pool structure – see diagrams #2 and #3. This new pool-in-pool will be far less expensive than abandoning the current pool (which has numerous serious issues of its own) to build a new pool facility. The new pool will have up to date plumbing with modern materials with much longer lives and will be installed with proper engineering and up to date craftsmanship.

A temporary ready-built spa that can be brought into the pool area will also be part of this program so that members who enjoy the use of the spa will not have to wait for the entire project to be completed to have use of a spa.

The scheduling of this construction is yet to be determined.

*Yet another recent discovery* – It was noticed one cold morning that the frost was missing from a small portion of the roof indicating an area of warm area on the Community Center roof that should not be there. On crawling into the attic, it was discovered that when the ducting was put in, there was a place where round ducting met square ducting. Instead of using an adapting piece at that point, whoever did that construction just jury-rigged it with duct tape. Of course, the

duct tape got old and failed. Warm air from the HVAC system was pumping into the attic at that point, significantly reducing the efficiency of the system. It is now going to be fixed properly.

[Diagrams 1, 2, 3 are to be shown on projector. Printed copies are attached](#)

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## **February 22, 2022**

### **House Committee Report - Director John Venner**

House Committee: Director Dennis Griffiths

The highest priority of the House Committee at this time are the structural issues in the area of the Spa including those areas immediately adjacent to the Spa including the swimming pool. It appears that the issues are from the foundation (in some matters, even below the foundation) up to and including the roof – in one area, three roofs. Several machinery items are in such bad condition that they will likely need replacement other than repair. Corrosion is rampant on much of the equipment.

During a recent inspection, acrid chemical odors were so strong as to cause coughing. Foundation areas were seen to have substantial deterioration. Some foundation concrete appeared to have considerable amounts of gravel mixed in while other areas none appeared. What used to be an exterior wall is now within a wall and the old exterior wall material is substantially rotted. An overhead beam appears to be too weak and too long to support the roof area it is currently supporting.

A wall and foundation that was originally meant to support one roof now supports three roofs – not three sets of shingles, three complete roofs. Some of those added roofs appear to have been built with smaller beams than standard and in one case a portion of one was pulled out merely by hand.

In the area of the spa itself, it was recently discovered that there is a void under the concrete. How the void came to be is unknown as the concrete had to have originally been poured upon a solid surface – that subsurface no longer exists.

The above is only a partial list of the serious issues in the spa and pool area. Until the full extent of the issues is known, the engineers will not be able to give us a

reliable proposal as to how to affect repairs or if the best solution is to raze or convert the current structures to new uses and build new facilities. These issues also hold up financial planning as we are looking at very large expenditures.

There are, of course, other issues in other buildings which have been addressed such as the work that was recently done in the restaurant kitchen, sprinkler system repair, roof leaks, and determination of mold inside some wall areas.

We are looking at installing a Golf Simulator in the golf lounge which would allow a person to play up to 93 of the top golf courses in the world. One of the WEG members would pay all costs of the initial installation and be repaid by the fees from the use of the simulator. This project is still in the planning stage and more information will be given as the plan progresses.

The House Committee finds it has many projects awaiting its attention. It is in the process of prioritizing these projects with the safety of members as the number one consideration. We are working closely with WEG Maintenance and the General Manager on all these matters. We also are hand-in-glove with the Treasurer as all these matters have a substantial financial impact to WEG.

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### **January 25, 2022**

**House Committee Report:** Chair Dennis Griffiths: As the very new Director and Chair of this committee, I am working on getting up to speed with all things that relate to this committee. We are following the repairs that are being made, a lot of which are the result of deferred maintenance in past years. We plan to, with the GM: **(1)** set maintenance schedules, **(2)** ensure maintenance schedules are followed, and **(3)** develop priority lists for repairs, replacements, and plans for significantly improving the structures. I hope to meet with Vince sometime this week, who, by the way, seems to be putting in 80-hour weeks. The Board and committee will keep up with progress in completing what needs to be done.

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### **January 11, 2022**

**House Committee members:** Chair Dennis Griffiths and Roger Gonzalez. Dennis is brand new and doesn't have his full committee named at this time.

**Motion** to approve House Committee members seconded and passed.

