



# Heather Gardens Metropolitan District

## CLUBHOUSE/RESTAURANT COMMITTEE REPORT

Tuesday, October 18, 2016

9:00 a.m.

To: HGMD Board of Directors, HGA Board of Directors and General Manager

From: Craig Baldwin (HGMD)

Subject: Report of October 18, 2016 Clubhouse/Restaurant Committee Meeting

Committee: Craig Baldwin  
JoAnn Fitch (excused)  
Jill Bacon  
Cherryl Greenman  
Barbara Brown  
Barbara Schneller  
Jerry Brewster  
Christa Boehmer (excused)

Staff: Linda Aluise (Clubhouse Manager), Kevin Olson (Restaurant Manager)  
and Su Chae (Controller)

Guests: Approximately 6 guests were present

Call to Order:

Committee Chair Craig Baldwin called the meeting to order at 9:00 am and welcomed the members and guests.

The September 20, 2016 Clubhouse/Restaurant Committee Report was approved as written.

Chairman's Comments:

- At this time I would like to bring you up to date on the actions of the Metropolitan District since CRC's last meeting.
  1. At our regular monthly October meeting, the bulk of the time was taken up in refining our Policy Manual. No action was taken that would affect CRC.
  2. The Metropolitan District held our first Annual Budget hearing yesterday. One bit of good news came from our meeting was; there will possibly be no increase in HOA fees in 2017. Sue Chae noted that since the HGA budget meeting would be October 19, it may be premature to state no HOA fee increase at this date. Another item that passed the committee and will be taken up at the November meeting was; dues for charges to the church groups were adjusted. Further study is needed on this matter. Other minor adjustments to the Clubhouse expenses were made to the proposal submitted by the General Manager and staff. Two major items we recommended to be postponed were:



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1. Converting the solar panels from heating the indoor pool water to heating the Clubhouse a savings of nearly \$100,000
2. Postponing the replacement of the golf course bridge. That amounted to over \$150,000 difference in the budgeted items for 2017.

There was a good attendance at the hearings and Craig thanked all committee members who could attend.

Clubhouse Manager's Report: Submitted by Linda Aluise – attached.

- Linda noted that she was providing a new report which was the same she provided to General Manager Calvin-Eddy White. The report included September activities by both Linda and Lewis Boeve
  1. September activities well attended
  2. Craft Fair, Oct 21-22 expected to be well attended with 60 vendors
  3. Met with the Class Committee to discuss the increase in fees, nothing was decided at that meeting.

Barbara Schneller asked for additional information about the upcoming Travel Expo. Linda said it was decided that instead of two Resource Fairs a Travel Expo would be held in the Fall. To date there are 10 vendors, and realizing this to be the first Travel Expo the event will no doubt grow in upcoming years.

Restaurant Manager's Report: Submitted by Kevin Olsen attached.

- September was a good month for the restaurant. Entertainment is now from 8-11 and is very successful. The restaurant receives \$400 from the performer which is all profit.
- The restaurant is totally book with Christmas parties. Only drawback from Christmas parties for buildings/clubs the actual total of attendees often times is smaller than was originally planned. Two outside parties are planned and should be well attended.
- Hiring is complete and Kevin is happy with current staff.

Craig noted that Kudos were given at the Metropolitan District meeting for the management of the Restaurant by Kevin.

Report by Controller – August MOA Summary – attached.

- Sue noted that the Clubhouse revenue YTD is right on budget and expenses are lower than budget, however the expense for the floor resurfacing for auditorium still needed to be included.
- Restaurant sales YTD were better by \$18,500. Cost of goods YTD was over budget by \$10,000. Wages and operating expensed were favorable to the budget

Unfinished Business

- Jerry Brewster made a motion to approve installing an ATM machine in the entrance to Rendezvous:



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I move that the Clubhouse, Restaurant Committee recommend that the Heather Gardens Metropolitan District approve the installation of an ATM machine in the Clubhouse on a trial basis. An agreement to include a 40 cent per transaction payment to HGMD.

Barbara Schneller seconded the motion.

Discussion by the audience – none

Discussion by CRC – Linda noted that she was asked to get additional bids from other businesses; Key Bank which the Clubhouse does business with does not provide this service. The company which initially contacted Linda did come back with an offer to provide HG with the 40 cent per transaction fee.

This motion passed.

- Jill Bacon made a motion to approve proposed changes to (PM) CR-1, Clubhouse, Restaurant Committee, Functions and Policy Manual:  
I move that the Clubhouse, Restaurant Committee recommend to the Heather Gardens Board of Directors that the following Code of Conduct be added to (PM) CR-1  
Members shall abide by all provisions of the Declaration, Bylaws, and rules, and may not engage in verbal or physical abuse, or harassment toward employees, residents, guests, or anyone, or property in the community. Any such activity shall be subject to action by the (department) manager and/or review by the Board.  
Seconded by Barbara Brown  
Discussion by the audience:  
Candy Compton, Bldg 220 – She asked if this wasn't already in the bylaws so why would it need to be addressed again.  
Craig said the CRC was asked to put it in by the staff – it is in the HGA Bylaws but not in the HGMD Bylaws.  
Discussion by Committee – none

New Business –

Tennis Courts – fee charge

A subcommittee was created to discuss charging Tennis and Pickleball players to use the courts as proposed by Winnie Jennings, HGA president. Linda provided the committee with a report from this subcommittee – attached.

Discussion by audience:

- a. Winnie Jennings HGA president asked by they should not pay because there is a cost to maintaining the courts.
- b. John Wallace CP 1 echoed Winnie's comments adding that there is a charge to the garden and the RV lot and the cost to maintain courts should be recovered with fees
- c. Linda Worthy Omega 250 feels like HG feels like a cruise ship and enjoys living here but didn't understand she thought her HOA fee covered the use of the courts



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Discussion by committee:

- a. Jill Bacon noted several people may not understand that the HOA fee subsidizes the Clubhouse class fee and the Restaurant.
- b. Barbara Schneller felt that additional review of this issue was needed before a decision could be made.
- c. Su Chae said it could lead to problems with charging fees to the wood shop and billiards room and would need to have additional staff to properly maintain the facilities and charges.
- d. Craig added that there needed to be additional studies before a decision could be reached and would therefore table this question until such time as additional studies could be completed.

Residents wishing to address the Committee on non-agenda items – none

Craig adjourned the meeting.

The next meeting will be held on Tuesday, November 15, 2016

Cherryl Greenman, Secretary