

**MARIN TENNIS CLUB
MINUTES OF HOUSE AND GROUNDS COMMITTEE MEETING
May 2, 2018**

Chair Diane Fass called the meeting to order at 5:30 PM.

Also Present: Randy Tugaw, Eduardo Madueno, Board Liaison Aric Clark, Marty Marks, Katharine Fisher, Lisa Cush and GM Chris Horne.

Absent: Jeff Kent

Lisa Cush was approved by the Board of Directors to serve on the Committee and was heartily welcomed.

APPROVAL OF MINUTES

Committee approved the minutes of the April 2018 meeting

BOARD REPORT - Aric Clark - The BOD is looking into Court Usage/Reservation policy due to the increased membership and lack of court availability.

MANAGER'S REPORT:

- Café physical modifications have been reduced significantly as the health department has informed us that any physical modifications to the current kitchen will require a submittal for a full remodel plan and all grandfathered code issues will have to be brought up to current code. We have adjusted our café plan so the necessity to put in a pass through window and take out the end of the bar is no longer required. This has reduced the our budget by almost \$10K. The plan is to construct a refrigeration closet where the current refrigerators are located. I have asked Randy for his assistance to manage this project.
- We continue to organize our storage areas and dispose of useless stuff. This has created more storage capacity and has reduced our liability for staff accidents.

- Courts 8 and 9 are on in the process of being resurfaced. They should be completed by the end of the week. We will be stenciling the MTC logo on the baselines.
- Our new hydration station has been relocated outside where our water coolers use to be. Big thanks to John Honey and his crew for running the water line. It is getting good use.
- Update on the lighting mitigation plan: Shields are completed with anodizing. Jeff Kent will be picking them up and we will be coordinating a time in the next week to install them. At the same time the lights on court 3 will be readjusted to give complete court coverage.
- I have asked my landscape professional Tomas to give us a bid for creating a walkway behind courts 5 using DG with a border. I will report back with the cost for approval. I would like to have this completed before the Memorial Tournament.
- I have asked the H & G committee to take the lead in beautification of the club for the Tournament. Emphasis will be both the front and back patios. The Beer Garden may be located in one of those areas.

MEMORIAL DAY TOURNAMENT:

Lisa Cush to coordinate Planting/Maintenance Party for Friday, May 18 in preparation for the Tournament. List of needed purchases and budget for flowers, plants & supplies, etc. approximately \$500.

Other areas in need of care and replanting. Court 1 - Bleacher seating; and pots along clubhouse. Hillside needs weeding, additional flowering plants needed to fill in dead spots. Watering/drip system to be checked for working condition.

Randy suggested contacting Nancy Meadows, the original landscape planner, who now has her own business. Diane/Chris will contact.

COURT 6 PATIO (BEER GARDEN):

Current 5 tables reduced to 3 for aesthetic/seating. Tables need to be repainted prior to Tournament. Additional ice chest to be ordered. Chris to research the purchase of new bar. Check existing umbrellas for working order before ordering new Tan umbrellas. Three new Teal umbrellas for pool area tables. Lisa to organize furniture with Chris.

Randy to review existing Sun Sail posts for installation of new larger sun shades. Lisa and Randy to work on size and installation.

COURT 5 PATH:

Bushes removed and path cleared behind court 5. Noticeable water leak, creating a muddy hazard at the end of path near Court 6 Patio. Randy to contact John Honey to repair as soon as possible. Randy/Lisa to provide path material for use as a walkway to Court 6 patio during Memorial Day Tournament.

ARCHITECTURAL PROPOSAL

The initial proposal submitted by the architect was discussed. The questions asked had to deal with the degree of ADA provisions necessary. Randy suggested that the front patio was designed to eventually provide ADA access via ramp, etc. Randy will locate plans and provide them for our focus group discussions.

Jeff has been researching the GAR/ADA issues for the potential remodel. Most projects have a GAR (ground area ratio: the is the amount of land your structures/buildings can cover) maximum. The club is zoned R10 which means we are zoned residential with a minimum lot size of 10,000 sq. feet per house. That also means we have a GAR of 40%. Our lot size is 1,192,673 sq. feet so we can cover 500,000 sq. feet. We are not even close so expansion of any existing buildings (i.e. club house/pool building) is possible. All building would have a 30 foot height limit. Things like tennis courts, hardscape, parking lot, and pool do not contribute to maximum GAR.

As for the potential ADA requirements: We will have to do something which probably includes handicap parking and access to entry sidewalk, access to building, and accessible bathrooms. It's possible it won't include pool area.

There is a clause that gives an exemption called "over reaching". This is when a project becomes cost prohibitive due to having to make a site 100% accessible. Pool area can be real expensive since it can include a lift for the pool.

Randy, Chris, Marty and Aric will be conducting Focus Groups as soon as possible to assess member interest and priorities.

WALK-AROUND OBSERVATIONS:

Pool Area: Water fountain still not working. Buildings/pool decking in need of power washing. Light in entry of womens bathroom not working. Pest spraying needed for spiders/ants. 3 round metal tables in need of spray painting. Pool cover broken and needs to be replaced. General cleanup needed. Staff needs a daily opening/closing maintenance checklist.

Chris to contact Pool Craft for maintenance/repair of pool sweep. Also will inspect and order new pool cover. New Bee/Yellow jacket traps needed for pool area prior to Memorial Day.

There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully Submitted by Diane & Lisa