



**OPEN MEETING**

**THE GOLDEN RAIN FOUNDATION  
REPORT OF CLUBHOUSE RENOVATION AD HOC COMMITTEE**

**Friday, October 29, 2021 – 1:00 P.M.  
Virtual Zoom Meeting**

**MEMBERS PRESENT:** Egon Garthoffner – Chair, Gan Mukhapadhyay, Debbie Dotson, John Frankel, Ralph Engdahl, Manuel Armendariz, Advisors: Steve Leonard, Cathy Garris

**MEMBERS ABSENT:** Alternate Diane Casey, Advisor Bill Walsh

**STAFF PRESENT:** Guy West – Staff Officer, Laurie Chavarria, Brian Gruner, Rodger Richter, Baltazar Mejia

**1. Call to Order**

Chair Garthoffner called the meeting to order at 1:00 P.M.

**2. Acknowledgement of Media**

There was no media present.

**3. Approval of the Agenda**

The agenda was approved as written.

**4. Chair's Remarks**

Chair Garthoffner remarked on reviewing the rooms of Clubhouse 1 that were toured, renovation suggestions from the Committee Director's and if seismic upgrades are necessary.

**5. Member Comments (Items Not on the Agenda)**

- None

**6. Department Head Update**

Staff Officer Guy West had no update.

**ITEMS FOR DISCUSSION**

**7. Review Comments from October 11<sup>th</sup> Tour of Clubhouse 1**

Staff Officer Guy West and various Directors discussed the walk through of Clubhouse 1 and the seismic retrofit costs provided in the original assessment report from SVA.

**8. Discuss Improvement Plan for Each Room of CH1 (walls, kitchens, windows, doors)**

Discussion ensued regarding odors in art room and multi-purpose room; the design of Clubhouse 2 and lessons learned from that renovation; acoustics in all rooms; removal of sound proofing; and keeping the design of cabinets, color palettes and finishes consistent throughout the Clubhouse.

**9. CH1 Restroom Improvements & Wasteline Remediation**

Chair Garthoffner reviewed the suggested renovations he received from Committee members for each room that was toured at Clubhouse 1.

Discussion ensued regarding how the lighting and tile in the restrooms are up to date in Clubhouse 2 and are a good example of what can be done for Clubhouse 1; inspecting the drain lines in the restrooms due to reported stoppages and epoxy lining the bathroom drain lines if it is needed.

Staff will request that the plumbing lines in the restrooms of Clubhouse 1 be inspected with the use of a camera to determine if the pipes need to be cleaned and if epoxy remediation of the waste lines are necessary at this time.

**10. CH1 Main Lounge Renovation Discussion**

Chair Garthoffner reviewed the suggested renovations for the Main Lounge that he received from the Committee members after the walk-through.

Discussion ensued regarding kitchen flooring replacement; the pilot lights for the stove burners; the need for more storage space; to remove or replace the fireplace; dividing the main lounge into separate spaces when needed; using the design options from Clubhouse 2 as a guide for Clubhouse 1 and the need for a professional help to update the clubhouse with a modern design.

By consensus, staff was asked to provide the estimated cost to hire an Architect, Space Planner or Interior Designer to provide modern design options for the Committee to choose from.

**11. CH1 Drop-in Lounge Improvements**

Chair Garthoffner asked for comments on any improvements that may be needed to the Drop-in Lounge.

Discussion ensued regarding the possibility of connecting this lounge the main building; adding outdoor furniture, space heaters and a glass sound barrier; move the Drop-in Lounge to a new location; and other ways to improve this area.

By consensus, staff was asked to set up a meeting date to tour Clubhouse 1 with window and door company representative; set up a 1-hour walk-through at Clubhouse 2 before Thanksgiving and to set up an Ad Hoc Committee meeting on 11/29/21 or 11/30/21.

**ITEMS FOR FUTURE AGENDAS:**

- TBD

**CONCLUDING BUSINESS**

**12. Committee Member Comments**

- Advisor Garris commented on a tour of Clubhouse 2.
- Chair Garthoffner commented on the funding for Clubhouse 1 improvements and on renovating the bathrooms at the Performing Arts Center.

**13. Date of the Next Meeting: TBD**

**14. Adjournment**

The meeting was adjourned at 3:31 P.M.



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Egon Garthoffner, Chair