



OPEN MEETING

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

Monday, November 29, 2021 – 1:00 P.M.

Hybrid – In Person & Virtual Meeting

MEMBERS PRESENT: Egon Garthoffner – Chair, Gan Mukhapadhyay, Debbie Dotson, John Frankel, Ralph Engdahl, Maggie Blackwell, Diane Casey. Advisor(s): Steve Leonard, Cathy Garris, Carl Randazzo

OTHERS PRESENT: Juanita Skillman, Bunny Carpenter, Joan Milliman

MEMBERS ABSENT: Advisor Bill Walsh

STAFF PRESENT: Guy West – Staff Officer, Manuel Gomez, Rodger Richter, Brian Gruner, Baltazar Mejia, Laurie Chavarria, Sandra Spencer

1. Call to Order

Chair Garthoffner called the meeting to order at 1:03 P.M.

2. Acknowledgement of Media

There was no media present.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report for October 29, 2021

The meeting report for October 29, 2021 was approved as written.

5. Chair's Remarks

Chair Garthoffner summarized the items on the agenda.

6. Member Comments (Items Not on the Agenda)

There were no member comments.

7. Department Head Update

Staff Officer Guy West had no update.

ITEMS FOR DISCUSSION

8. CH1 Specifications for New Doors and Windows in All Rooms

Staff Officer Guy West reviewed the meeting that recently took place with the window and door company, Pella, and Chair Garthoffner at Clubhouse 1.

Discussion ensued regarding Anderson Windows and other window manufacturers; the grand style of doors and windows at Clubhouse 2; using an architect to get a broad range of design options; using the cost of Pella products as a baseline for budget expectations; and using the classic design scheme inside Clubhouse 7 as an example of windows and doors.

Chair Garthoffner suggested that the Ad Hoc Committee members take a walk-through Clubhouse 7 so they can compare the interior design options between that facility and Clubhouse 2.

9. CH1 Improvements for Floors, Kitchen Counters and Cabinets in Dining Rooms 2 & 3

Chair Garthoffner reviewed the areas in the dining rooms that need to be renovated.

Discussion ensued regarding adding a microwave to the kitchen; ADA compliance; city permits and inspections; cosmetic upgrades versus structural remodeling; and replacing the windows all at once or in a phased approach.

Director Dotson reminded the Ad Hoc Committee that an architect was already consulted for renovation options when the facility assessment was completed, however the scope of the project was reduced to only beautify and update, with little or no structural remodeling.

Staff Officer Guy West assured the Ad Hoc Committee that all city building codes will be followed but that this project is cosmetic and not structural.

10. CH1 Outdoor Sound Reduction Recommendation for the Drop-in Lounge

Chair Garthoffner reviewed the need for sound reduction at the Drop-in Lounge so that nearby residents are not disturbed by noise from this outdoor overflow area.

Discussion ensued regarding the options for sound reduction/mitigation in outdoor spaces. Three options are being investigated; a glass partition with a metal frame, a metal or wood trellis structure, and the use landscaping to mitigate noise.

11. CH1 Improvements for the Art/Music Room

Discussion ensued regarding odors from the soundboard in the room; sound system, noise from the HVAC system; discoloration of the ceiling; and the kitchenette.

Staff Officer Guy West discussed potential options for the ceiling; wrapping the HVAC with sound-reducing material and improving the ventilation; elimination of the ceiling tiles and potentially converting to an open-beam design.

Staff was asked when the HVAC in the art and music room is due for replacement and suggested that sound mitigation not be undertaken if the system is due to be replaced within the next two years.

12. CH1 Possible Improvements for the Game Room

Chair Garthoffner reviewed the layout of the Game Room and the minimal improvements that will be needed.

13. CH2 Echo Retardation Work for Small Meeting Room

Chair Garthoffner reviewed the echo sound issue in the small meeting rooms at Clubhouse 2.

Staff Officer Guy West described the current sound reduction materials and the possibility of using an acoustic engineer to evaluate options.

By consensus, staff was asked to provide the estimated cost to hire an acoustic engineer to evaluate options for sound reduction as part of the RFP.

ITEMS FOR FUTURE AGENDAS:

- CH1 Planning for Main Lounge Rejuvenation and Storage
- CH2 Sound Attenuation
- CH1 Restroom Renovation

CONCLUDING BUSINESS

14. Committee Member Comments

- Advisor Garris asked about next steps for the Clubhouse 1 Improvements and suggested using the same materials in Clubhouse 2 for consistency.
- Chair Garthoffner will set up a time to tour Clubhouse 2 and Clubhouse 7 to make a comparison of the materials used in each clubhouse.
- Chair Garthoffner and members discussed hands-free restroom entrance doors, auto flush toilets and motion-censored faucets.

15. Date of the Next Meeting: TBD

16. Recess

The meeting was recessed at 2:39 P.M.



Egon Garthoffner, Chair

Egon Garthoffner, Chair
Guy West, Staff Officer
Telephone: (949) 268-2380