



Pickleball Task Force July 1, 2021 Meeting Minutes

Call to Order

The Task Force meeting was called to order at 1:00 PM by Brian Kensil acting as chair until the group designated a chair. Present were Task Force members Lucy Clark, Dave Eastman, Mike Jackson and Steve Northridge. Scott Kirschner was unable to attend this meeting. Allen Rowin represented the Recreational Committee as liaison. Brian Kensil and Celia McFadden represented the CROA Board (Board) as liaisons. Suzanna McCloud and Steve Waring represented management. The meeting, having been properly noticed, was ready to proceed with business.

Adopt Agenda

Mr. Jackson motioned to adopt the agenda. Mr. Northridge seconded, and the motion passed unanimously.

Election of Task Force Chair

It was unanimously agreed by the Task Force that Mr. Jackson and Mr. Northridge will be co-chairs for this group. Mr. Kensil noted that the Task Force must have public meetings posted, agendas and minutes. The Task Force can meet with vendors, others professionals and such to conduct Task Force business without the meetings being open to the public. But regular periodic meetings of the Task Force are required for good business practice and resident communication.

Duties and Responsibilities of the Task Force Members

Mr. Kensil led this discussion. He stressed that the Board is committed to building Pickleball courts (this has been agreed and the Task Force has been formed). The Task Force is empowered to proceed with the work required to complete the design of the courts and related amenities. The Task Force is to work with management plus the Board/Recreational Committee liaisons. To clarify, there are several parties involved, but the Task Force is to move the process forward. The Task Force is not empowered to spend funds without Board approval.

Duties and Responsibilities of the Liaisons

Mr. Kensil and Mrs. McFadden are the Board liaisons responsible for coordinating communications with the Board and providing timely feedback to the Task Force. Neither is a voting member of the Task Force.

Mr. Rowin is responsible for coordinating communications with the Recreational Committee and providing timely feedback to the Task Force. He is not a voting member of the Task Force. The Recreational Committee will look at the overall designs considering issues on the civic corridor like access, parking, overall safety and such. Especially as it relates to the other functions and activities that regularly occur on the civic corridor.

Recap of Pickleball Activities Prior to Task Force Formation

Mr. Northridge provided a PowerPoint presentation which the group reviewed. All agreed that the group in coordination with management has done a lot of good work in getting the project moved forward. In response to a question, it was noted that Georgetown has one tennis court that is used to create four Pickleball courts with less than adequate perimeter space for play. The designs the Task Force are creating will have courts with professional standards so that we could have tournaments (and raise revenues) if we desired.

Pickleball Preconstruction Services RFP

Mr. Jackson discussed that the preconstruction services RFP forms with attachments are essentially complete. They concentrate on Lots D and B in accordance with Board instructions. The forms have been slightly amended to further address drainage in keeping with the Board conversation at the recent meeting. The Task Force has met with Arnco and Nidy to discuss the forms. There will be meetings with McCree and Nvision in the near future. A legal review of the document was requested and Mr. Kensil said he would help coordinate this review.

In response to a question, it was noted that the preconstruction bid process essentially results in CROA selecting an “owner’s representative” to manage the project for us. This will likely be a General Contractor who will bring in a Pickleball court development professional acting as our subject matter expert. The expectation is that this firm/person could cost approximately \$15,000, which Mr. Kensil said was in keeping with the Board’s expectation and prior approval. Ultimately it is expected that the full design process could cost approximately \$150,000. Mr. Kensil noted this was also in keeping with the Board’s expectations. It was discussed that this design/development approach should result in long term saving for CROA.

We discussed Lot D versus Lot B for building the courts. Lot B can yield about 8 courts, but none will be for the handicapped. Lot B will also require other expenditures for bathrooms and such. Lot D can yield 12 courts plus two handicap courts. It will also not require certain expenditures that Lot B will ultimately require because of the proximity to the athletic field building facility.

It was discussed that the Board can save significant funds by making a Lot B versus D decision early on in the process. This will reduce the required surveys, soil tests and such. Mr. Joseph Lineham, speaking as a resident (but he is also on the Recreational Committee), stated that he believed the Board should instruct the Task Force to focus on only Lot D going forward. This was based on a review of the facts presented. Mr. Rowin agreed with Mr. Lineham. Mr. Kensil asked that the Recreational Committee add this to their next agenda and come back with a formal recommendation for the Board to consider and act on.

Next Meeting

It was agreed the next meeting would be on Thursday July 22 at 9:00 am. In the future the Task Force wants to meet on the third Thursday of every month for its official public meeting.

The meeting was then adjourned.