

Recreational Amenities Committee (RAC)
Minutes of Meeting, Tuesday, January 21, 2003

The meeting began at 7:05 p.m.

Roll call by Co-Chair Dick Sovde: Present were: David Berman; Bob Brill; Mike Carey; Bob Collins; Susan Fried; Ginny Hermann; Alan Klein; Craig Leidy; José Madrid; Bill Marshall; Larry Minnick; Roy Montambeau; Lyndall Ruiz; Dick Sovde; Jack Sullivan; Jeanne Zorick.

Definitions:

CAB-1 = Community Activities Building 1, the 40,000-square-foot building (Annex).

CAB-2 = Community Activities Building 2, the 10,200-square-foot building (Satellite).

Resident presentations:

Lyndall Ruiz, representing the Pan Club, described the game and stated that the club is growing rapidly, with 74 current members and an additional 24 taking lessons in order to participate. She supported the request of others to acquire more tables and provide more space at Anthem Center to play the games, saying that her group has the same needs of poker players and other game players for that type of table. She also stated the need for adequate storage facilities for tables, cards and game devices in the new facilities.

Dick Sovde read a letter from resident Bobbye Sansing, who teaches clay sculpture at Anthem Center. Ms. Sansing, who was unable to attend in person, explained her belief that clay sculpture should be provided for in a new or modified ceramics space, and she gave her reasons why the needs of this activity differ from the other modeling activities that are available.

Dick Sovde also said that he received a letter from the Scrabble Club, which will become part of the record.

Team Reports:

David Berman, Chair of the Information Team, reviewed our communication activities. The resident survey was concluded successfully. The RAC e-mail list now has 143 subscribers. Issue 4 of the RAC Chronicle will go out with the February issue of the Spirit.

Larry Minnick, chair of the data-gathering teams, said that the all-residents survey conducted by Del Webb/Pulte generated about 600 completed surveys, an excellent participation rate of nearly 20 percent of our households. He said there is a delay in compiling the results due to a computer problem with the developer.

Any suggestions for outdoor amenities will go to SCACA resident board member Favil West, who is negotiating these requests with Del Webb representatives. Larry complimented the excellent work done by the former FacilCost study group, and he thanked the club representatives who provided so much great information, backed with facts and data.

Larry said there is consensus among residents that our present Anthem Center is very nice, but not as functional as it could have been. He said consideration is being given to changes to Anthem Center that would not seriously affect the current character of the building.

Bob Collins spoke for Sherm Uchill on behalf of the Survey Research Team. Sherm's report summarized, among other things, the results of his resident focus groups and the written suggestions and comments submitted by residents.

Roy Montambeau, Chair of the Senior Citizen Resources Team, presented his team's findings. He said visits had been made to several other Sun City communities, to other adult communities, and to the new Henderson Multigenerational Center. He said no "sleeper" activities had been found, meaning there were no "surprise" recreational activities that the team had not been aware of. The main value of the visits, he said, was in talking to the residents about their personal experiences. Another major finding, Roy reported, is that activities tend to stabilize, meaning that the activities themselves don't change, but are done at different energy levels as we age. In other words, there is no need for a complete transformation of the available activities as the years pass. The real task, Roy said, is to reconcile our desires with our needs, helping competing groups to understand that space must sometimes be flexible and be shared with others. Everyone wants to have their activities at the same time, but we must learn to use our resources efficiently. Finally, Roy said he was satisfied that there was no personal bias among his team's members, with everyone subordinating their own biases in order to be objective.

Alan Klein, Chair of the Senior Citizen Research Team, summarized his team's findings. He said his team used many outside sources as part of its research, including AARP, City of Henderson, Del Webb/Pulte, and others. He also said the FacilCost group's data was invaluable. Among the major findings of Alan's team:

Health and fitness activities are of prime importance.

Multifunctional areas are critical.

Flexibility –the ability to change the shapes of activity areas, is vital.

There will be a great need for volunteerism.

The new facility (CAB-1) should have some sort of information center.

Ginny Hermann, Chair of the FacilCost Study Team, presented her team's report and initial recommendations for the new amenities. The major recommendations are as follows:

Add on to the existing fitness area.

Use the existing aerobics room for stretching and free weights.

Provide space for aerobics classes in CAB-1.

House the Billiards Club in Cab-1, leaving several tables in Anthem Center.

House the Sewing Club in CAB-1.

Ceramics room would expand into former Sewing Club space.

Card and tile-game groups would retain most of existing Anthem Center space, but would also receive additional space in multi-purpose rooms of CAB-1.

Computer Club would remain as is.

A small service kitchen would be provided in CAB-1.

Table Tennis would have storage area for six tables in one of CAB-1's multi-purpose areas, and would schedule its times along with other activities using such spaces.

A dedicated woodworking shop would be provided in CAB-1.

The existing ballroom could be provided with a larger dance floor, or dance activities could use aerobics space.

Multi-purpose rooms would be provided with pull-down electric connections and extra ducting to accommodate future needs.

Stressing that these are just the initial proposals, Ginny noted that many of the recommendations will depend on the success of our dealings with the developer. For example, a proposal for an auditorium/lecture hall in CAB-1 will be affected by the ability to retrofit the existing Anthem Center ballroom to meet the needs of our performing arts activities. Ginny also noted that Mike Carey was a big help in making changes to the planning model in Excel.

Dick Sovde said he expects Del Webb to initially provide us with conceptual drawings RAC will need as we go forward, in order that we can participate in the design process. Later we'll be involved in examining more-detailed plans and will offer our advice.

Committee Comments:

Arts & Crafts and Fitness are growing activities that need to be provided for.

There were few requests for an indoor pool, but quite a few requests for an indoor therapy pool.

If the existing fitness area is expanded rather than being split between two buildings, fewer personnel will be required to manage/operate them.

Retrofitting ballroom vs. building new space for performing arts is up in the air until we can determine cost of retrofitting ballroom and developer's willingness to do so, compared to cost of building a new auditorium.

Mike Carey expressed his dissent on the fitness recommendations, saying much more space will be needed.

Have we fully considered the costs of a woodworking shop, including maintenance and insurance? Dick Sovde said an audience member with an interest in woodworking would address this.

Resident Comments and Questions:

Lenny Barend, a member of the new (unchartered) Wood Chips Woodworking Club, said his group already has 68 members although there is no facility currently in existence. He said the club projects membership of 180 to 220 members, and also said he believes insurance should not be an issue because he believes it would be part of the Association's general insurance and liability coverage.

RAC member Bill Marshall asked if the club will maintain the woodworking equipment, and he expressed the hope that other activities would be able to share some of the woodworkers' space.

A resident asked if it is an assumption that Del Webb would pay for the equipment installed in the woodworking shop. Lenny Barend replied that he assumed this would be the case, since the company has done so elsewhere.

A resident asked if rooms and areas in the new CAB-1 and CAB-2 would be rented to users not affiliated with SCA, adding that she thought the facilities should be "for us." Dick Sovde said it is possible that spaces could be rented out, but doing so would be a SCACA Board decision.

A resident expressed an opinion that the Del Webb/Pulte all-residents survey was defective in addressing arts & crafts subjects, saying so many sub-categories of arts & crafts were listed that it would make the demand seem more impressive than if the subject had been addressed in a broader manner.

A resident asked if RAC could make the various team reports available in printed form to residents who are not on e-mail distribution, and the committee agreed that we should do this. The Information Team will devise a method to accomplish this.

A resident asked why we are planning for only one more swimming pool, why there is only one resident dealing with Del Webb on planning for the outdoor facilities, and why we aren't buying more tables for the table-games players right now. Dick Sovde replied by noting that the planning for outdoor facilities is not a RAC responsibility, and that Del Webb will give us certain outdoor amenities even though there is no written commitment to do so. Dick said that resident board member Favil West is doing the negotiating for the outdoor facilities because of his excellent working relationship with the company. Dick added that the request for purchase of additional game tables and chairs is going back before the Lifestyles Committee, with a decision on making such a purchase not related in any way to RAC's activities.

A resident, involved in table-tennis activities, urged RAC to look into using multi-purpose flooring that can serve a number of activities in the new facilities.

A resident asked why RAC is involved at all in the investigation of changes to the existing Anthem Center, stating he assumed RAC would be concerned only with the new buildings. RAC member Larry Minnick replied if Del Webb allowed certain changes to Anthem Center we could provide for a greater variety of activities in the new facilities, but we don't know at this point what Del Webb will or will not allow.

A resident said he didn't hear any recommendations for a fitness area in CAB-1 if Del Webb turns down a request for modifications to the existing fitness area. In reply, RAC member Roy Montambeau pointed out that the FacilCost Study Team report expressly states we will request a doubling of the space allotted to fitness, wherever it happens to go. Ginny Hermann added that a fallback position could be to move all the fitness activities to CAB-1, freeing up the current fitness areas for other uses.

A resident expressed her thanks to RAC for its hard work, and asked what is planned for "The Touch," the massage and styling facility located at the top of the stairs near the indoor track in Anthem Center. Dick Sovde said that when a request to expand the size of "The Touch" came in, he recommended that SCACA Executive Director Bill Diveley review the existing contractual arrangement with the proprietor to determine whether to negotiate a new arrangement. The resident then asked why "spa" was an item in the all-residents survey, and Dick replied that it wouldn't have been fair to leave anything out.

Favil West, the community's liaison to Del Webb for the outside amenities, reviewed the current status of negotiations. He said a location has been chosen for CAB-2, where the outside amenities will be. It is about a mile away from Anthem Center, past the fire station. Residents who would like to see the site, weekends only, can contact Favil by e-mail to arrange a visit: rollingthunder@lvcm.com.

Favil said Del Webb has agreed to a "park-like setting" for the outside amenities. Among other things, Webb has agreed to a dog run, outdoor shuffleboard, and trailhead access for hikers. A resident asked if there will be handball courts, and Favil replied that this item was not part of the negotiations. Another resident asked if the outdoor pool will have the depth of a "real" pool, and Favil said he doesn't know yet but has asked for this feature.

RAC member Susan Fried asked why there is opposition to a softball field. Favil said it was in the original request list, but Del Webb drew a firm line against it. Susan said that our softball club has to pay to use the fields it plays on, while such fields are part of the amenities at other Del Webb communities. Favil said a ball field was requested and he doesn't know why it was denied. He said it could be a cost decision, as land has become so expensive in this area. Jeanne Zorick said she and her husband had been softball players, and someone seemed to get hurt every week.

RAC member Craig Leidy said the new 52-acre park on land Del Webb donated to the city near Coventry will have several softball fields, and that Del Webb undoubtedly expects us to use them. He said it is very expensive to maintain ball fields, and we need to know about other local facilities that are available.

Favil pointed out that modifications to the existing Anthem Center will have to go before the SCACA Board of Directors, because the Center is owned by the Association. In addition, Del Webb has three votes on the Board and they will not like any changes. He said retrofitting an existing building is often three times more costly than new construction, and he said that the siting of a planned co-generation plant could interfere with the proposed Anthem Center expansion. He also said that requirements for parking spaces will determine the size of the Annex and will preclude building more than 40,000 square feet in CAB-1. Del Webb thinks it will be more like 38,000 square feet.

Dick Sovde said that we'll go forward as a committee with our proposals until we find out we can't. He then reviewed RAC's current schedule of future meetings, which are as follows:

Tuesday, January 28, 7:00 p.m., Anthem Center. A special meeting to discuss and formulate second draft of proposals.

Friday, February 7, 9:00 a.m., dress rehearsal and fine-tuning of presentation.

Monday and Wednesday, February 17 and 19, community presentations at 9:00 a.m., 2:00 p.m. and 7:00 p.m. in conjunction with SCACA meetings to discuss proposed CC&Rs changes.

Tuesday, February 25, 7:00 p.m., community feedback and fine-tuning of recommendations.

Friday, March 7, 9:00 a.m., presentation of final report.

Dick Sovde said he's optimistic that Tom Hennessy, Del Webb's representative on the project, will think RAC's requests are reasonable.

The meeting adjourned at 9:10 p.m.

Attachments:

- Survey Research Team Report
- Senior Citizen Resources Team Report
- Senior Citizen Research Team Report
- FacilCost Study Team Report

Minutes prepared by David Berman, RAC Information Team