



WH Amenity Committee Preliminary Meeting

January 14, 2017, 10:00am

Fire Station #28, 1925 Hollywood Rd NW Atlanta GA 30318

Minutes of Meeting:

- I. Greetings
- II. Update on Amenity Status
 1. AHA land transfer; Advisory Board is targeting a February meeting with new AHA Director to discuss status of transfer
 2. Design Status; Advisory Board will carry forward community input from this meeting to Brock Built (declarant) and release architect to begin development of construction documents
 3. Construction start and completion dates (target); target opening date of summer 2018 has not changed
- III. Pool Budget Review
 - A. Phase 1: \$2M including \$1.7M construction budget plus \$300,000 contingency
 - B. Additional Phases; Phase 2 construction requirements will be determined after completion of Phase 1 and based on community need
- IV. Sub-Committee Formation; sign up at conclusion of meeting
 - A. Budget Oversight
 1. Responsible for maintaining VE list during design and construction
 2. Early warning of potential budget concerns
 - B. Construction
 1. Participation in reviewing and selecting contractor
 2. On-site inspections and documentation
 - C. Security and Regulations
 1. Develop security strategy for keycard access, on-site security schedule
 2. Develop rules and regulations for amenity operation

V. Design Input and Value Engineering Options

- A. Homeowner 'must haves' list; order of importance identified as follows:
1. Pool
 2. Security; fencing, cameras & lighting
 3. Meeting Space
- B. Identify less critical features that could be easily removed to stay in budget
1. Play pool feature (2b) within the pool obstructs free play/swim area and is not desired; can be deleted from concept
 2. Playground equipment (not identified in plan, but broken out in preliminary construction estimate) can be added in future phase if needed
 3. Future Use Green space (15) within parking poses safety concerns. Delete and condense parking utilizing this area.
 4. Pavillion (7) could be added in the future
 5. Play lawn (9) and fire pit (10) could be added in Phase 2. These areas will need to be relocated on plan if proposed shift of entry structure and pool are accepted.
- C. Identify potential design modifications to be proposed to BrockBuilt for incorporation into design in order to optimize functionality of amenity space for homeowners and promote low-maintenance in the long term.
1. Consider possibility of adding a second story to clubhouse at Phase 1 in lieu of 2nd, separate clubhouse at Phase 2. Argument is that a 2-story clubhouse is more in keeping with the design aesthetic and scale of the other structures in the community and the addition of a 2nd story should be considerably less expensive than the addition of a second structure in the future. This could be designed as a 2-story clubhouse with a VE option to build only 1 story if budget will not allow the 2nd story.
 - a) *Cost additions would include an elevator and provision of a second kitchen*
 - b) *The entry to the clubhouse should be centralized,*
 - c) *An ADA accessible family restroom should be added at the change areas, which should also allow the M/F change areas to eliminate separate ADA stalls; and*
 - d) *The conference room can be deleted for a more functional space with a larger multi-function space*
 2. The shade pavilion (6) and entry gallery (5) should be aligned directly with the pool entry/change area corridor within the clubhouse (ie: shifted right on plan). This will also allow the pool to be shifted closer to the clubhouse, and away from the road. This shift provides better access to change areas, better views of the amenity from inside the clubhouse, and better opportunity for noise dampening/landscaping to be located between the pool and the adjacent homes.
 3. Pool beach entry area (2a) should be located on the curved/shallow end of the pool. It is currently shown at the deep end adjacent to the swim lanes
 4. Provide splash pad in lieu of kiddie pool and mushroom; lower first cost, lower maintenance and higher functionality

5. Add an exterior shower and drinking fountain near the pool
 6. Add bike racks near main entry gate (13)
- D. Additional design concerns discussed:
1. Location of Pool Equipment (14): is distance to pool going to be a maintenance concern?
 2. Provision of "adult" side and "kid" sides to the amenity so adults have access to more peaceful area
 3. Security fencing around pool area should be 8' iron gating to minimize potential for break-in's
 4. Lawn area (12) should also be enclosed with fencing to prevent unauthorized access or dog-poo landmines
 5. Presentation of revised plan by architect would be appreciated by al

VI. Next Steps

- A. Advisory Board to meet with AHA
- B. Rainey H. to schedule meeting with BrockBuilt to review community input
- C. Rainey H. to schedule follow up design presentation with architects once plan updates have been incorporated