

Special Membership Meeting

Saturday January 23, 2016 Minutes

Call to Order: A count of members arriving to attend the meeting having been conducted and the fact established that sufficient members were in attendance to constitute a quorum, the meeting was called to order by George Morey at 10:30 AM.

Meeting Objective: Approval to Renew the ADBC Lease with Cencor.

Air Quality Study Results / Other Housekeeping Issues:

Due to some member concerns regarding the club's air quality and specifically the existence of mold, the Board authorized a study of the ADBC studio facility conducted by Armstrong Forensic Laboratory, Inc. prior to executing a possible lease renewal. George Morey presented the results of the study that evaluated the quality of indoor air as well as investigated for any latent issues that might be present as a result of past water damage incidents. Key findings by Armstrong Forensic were as follows:

- Air samples collected showed that ADBC air quality has not been negatively impacted by airborne mold spores.
- Studio air was found to contain significantly smaller concentrations of mold than historical outdoor concentrations. For example mold results ranged from 160 to 214 in the two rooms (Table 2 of report) vs. 3,000-15,000 historical counts for the area (information provided by Dr. Marion Armstrong, Investigator)
- There was no visible evidence of active or latent water intrusion present along the wall common to the neighboring tenant where prior water leakage had occurred (the next door market).
- Evidence was found of random past water sources from above ... possibly roof leaks or condensation buildup on mechanical piping running through dead air space.

In response to these findings, the lessor has agreed to inspect for and repair any roof leaks. Additionally, the board intends to be more proactive in the scheduling of routine servicing of the HVAC unit as required by the lease, e.g. the HVAC was serviced in early to mid January 2016. The board will also approach the lessor regarding the possibility of obtaining more insulation in the common walls. As part of the club's

renovation plan's, the area above the tile ceiling will be impacted for mold and other harmful substances.

Other housekeeping suggestions by the membership

- Members in attendance at games should be urged to assist with basic cleanup after each game.
- Waste baskets should be emptied each evening.
- Significant dust often accumulates on fan blades which then gets re-distributed into the air when the fans are turned on. It would be advisable to periodically remove any accumulated dust from all fan blades.
- The studio seems to have areas that are unevenly heated or cooled. The suggestion was made that whenever ceiling tiles are removed for either inspection or replacement, this opportunity should be used to inspect the air ducts to verify whether they are working as intended.

Lease Re-negotiation:

An exhibit outlining the status of lease negotiation was distributed to the membership when they arrived. George called upon Chuck Burke to review the highlights of the renegotiation with the membership. At the conclusion of Chuck's presentation, a motion was made and seconded to approve entering a new lease as outlined. This motion was voted on and unanimously approved by all members in attendance.

Other Business:

George mentioned that Free Play slips for participation in Open games had recently been distributed to limited game participants as part of a larger board focus aimed at improving attendance at open games. George noted that it is obviously in ADBC's best interest to do everything possible to see that all of our games are well attended and appealed to all players of the limited games to play in at least one open game per month.

Adjournment:

Following a motion and second from the floor, members voted to adjourn the meeting at 11:22 AM.

Attachments:

Air Quality Report prepared by Armstrong Forensic Laboratories, Inc. *(Note: We are providing this document on our website for review by all ADBC members. However, due to its length, we will not be printing and distributing it as a handout at the next general membership meeting).*

Summary of Details of Lease Renegotiation