



PHYSICAL PROPERTY COMMITTEE SPECIAL MEETING MINUTES

July 16, 2015

A Special meeting of the Physical Property Committee was held on Thursday, June 16, 2015 at 2:00 p.m. was called to order by Chair Lukoff, in the Administration Conference Room, followed by the Pledge of Allegiance led by Joy Reed, GRF Representative, Mutual Four.

ROLL CALL

Present:	Mrs. C. Damoci	Mr. P. Moore
	Ms. M. Greer	Ms. P. Snowden
	Mr. B. Lukoff, Chair	Ms. R. Winkler, Ex-Officio
	Mr. S. McGuigan	Ms. L. Stone

Also Present:

- Mr. R. Ankeny, Executive Director
- Mr. M. Weaver, Facilities Director
- Mr. D. Rudge, Project Coordinator
- Ms. L. Lubin, Recording Secretary
- Mr. R. Stone, GRF Representative, Mutual One
- Mrs. J. Reed, GRF Representative, Mutual Four
- Mr. P. Hood, GRF Representative, Mutual Five
- Mr. P. Moore, GRF Representative, Mutual Seventeen
- Mr. B. Lawson, Principal, Urban Crossroads
- Mr. D. Gudani, Analyst, Urban Crossroads
- Nine Foundation Members

There being no objections, Chair Lukoff declared the reading of the Quorum Notification be dispensed with by unanimous consent.

CHAIR'S ANNOUNCEMENTS

The Chair welcomed the Committee members, guests and staff to today's meeting.

OLD BUSINESS

Mr. Bill Lawson, Principal, and Mr. Dale Gudani, Analyst, with Urban Crossroads introduced their company and staff experience with movement studies and engineering in a similar community and a planned development and discussed the community's current situation and recommendations provided in their reports.

Movement Study – St. Andrews Gate

Discussion took place about traffic flow, rules of the road not followed, shopping center traffic

flow, alley behind the shopping center shops, shopping center allowing non-registered golf carts and buses onto their property, adding a second stop sign on St. Andrews Drive near Seal Beach Boulevard, parking at the gate, an additional pedestrian gate and sidewalk, re-paving project for St. Andrews Drive, and traffic circulation.

The Committee concurred to direct the traffic engineer to revise his recommendation of "Alternative 2" to include access to the parking near the guard shack from incoming or outgoing directions for nonresidents coming to church services.

Movement Study – South St. Andrews Drive

Discussion took place about traffic flow, Mutual carport entering and exiting, a slower traffic lane that was presented, single lane traffic, median width, residents obeying traffic rules, fire vehicle access, street parking, and above ground utilities.

Mr. McGuigan MOVED, seconded by Mrs. Damoci and passed unanimously –

TO request the Board approve the single lane traffic concept "Alternative 2" from the traffic engineer for the south end of St. Andrews Drive between Golden Rain Road and the St. Andrews Gate as presented at the Physical Property Special Meeting.

Movement Study – Community-wide

Suggested items for the traffic engineers to review and make recommendation on in the community-wide movement study were discussed by Committee members including:

- Change the traffic lanes from the North Gate guard shack around the back and side of Clubhouse Four to one lane of traffic each way.
- Crosswalks at North Gate, Clubhouse Four, and at the Main Gate
- Northwood Road and St. Andrews Drive intersection and crosswalks
- Security and Resales Building movement study to consider one way traffic south on west side of Security Building
- Clubhouse Three and Four parking lot and circle area
- Administration Building parking lot within the lot, entering and exiting
- Signage needed in the community and at front entry (too many signs)
- Paint colors and designs for pavement striping and crosswalks
- One lane of traffic each way on Thunderbird Drive (narrow)
- Parking for Golf Course, Swimming Pool, Amphitheater, and Clubhouse One
- Traffic flow at the Amphitheater/Bus stop area and parking lot
- Regulations and locations for loading and unloading areas
- Scooter visibility at crosswalks

- Taking mobility issues into consideration
- Slowing traffic down

In response to Committee member suggestions, Mr. Lawson recommended the Committee and Board create a framework addressing the needs of the community through an overview perspective consisting of planning and procedures to reach consistent decisions when traffic issues arise and to better prioritize projects. This will aid the traffic engineer in designing effective and uniform traffic patterns and markings throughout the community that address the needs of the community. Mr. Lawson also recommended that movement be addressed as a whole and not in pieces with different rules applying to different areas.

The Committee concurred that the engineers have the eight locations specified in the terms of the contract with Urban Crossroads and will proceed to study the community and provide their recommendations to the Committee when completed.

SHAREHOLDER MEMBER COMMENTS – AGENDA ITEMS

Shareholders thanked the Committee for a good meeting. Shareholders spoke on speed bumps and humps, slowing traffic down, proposed additional pedestrian gate at St. Andrews Gate, proposed median expansion, triangle grass area at Church Place and St. Andrews Drive, and fire truck access.

COMMITTEE MEMBER COMMENTS

Committee members stated it was a good meeting and thanked Urban Crossroads for coming to the meeting and listening to the feedback on the studies, and that new traffic flows will require retraining for shareholders.

CHAIR'S COMMENTS

Chair Lukoff thanked the Mr. Lawson and Mr. Gudani for coming and answering questions from the Committee members.

Next meeting: Wednesday, August 5, 2015 at 1:00 p.m., Administration Conference Room

ADJOURNMENT

Chair Lukoff adjourned the meeting at 3:45 p.m.



Barry Lukoff, Chair
PHYSICAL PROPERTY COMMITTEE

MOTIONS:

- Concurred to direct the traffic engineer to revise his recommendation of "Alternative 2" to include access to the parking near the guard shack from incoming or outgoing directions for nonresidents coming to church services.
- Request the Board approve the single lane traffic concept "Alternative 2" from the traffic engineer for the south end of St. Andrews Drive between Golden Rain Road and the St. Andrews Gate as presented at the Physical Property Special Meeting.

ACTIONS:

NONE