Corvallis Bridge Board Meeting  
May 28, 2014  5:30pm

In Attendance:  
Mary Alice Seville  
Becky McKenzie  
Eva Bodyfelt  
Bob Peery  
Eileen Milligan  
Eric Larson  
Greg Smith  
Joyce Dickerson

Absent:  
Rick Garvin

Greg called the meeting to order at 5:30pm.

This special meeting was called to discuss the lease of the Corvallis Bridge Center in an area located in the old Albertson’s shopping center on the corner of Circle and Kings Blvd.

Mary Alice stated that there are 2 issues with the lease as it is now that are possible deal breakers:

1. The owners are requiring a sign on the outside of the building perhaps saying Bridge Center and it must be lit.
2. Because the lease won’t start now until July 1st (one month later than hoped) but the rent will still start on Oct 1st, we lose one month of free rent.

Other issues:
1. The owners won’t fix the items they have agreed to fix until we sign the lease.
2. Our contractors may not want to work in the space until the work the owners need to do is completed.

Roof is being done and paid for by the landlord.

Mitch, who is overseeing the construction, gave a list of everything that needs to be done at the site to the start up committee and those items were incorporated into the lease.

**Question:** Do we really need to redo the kitchen to the extent proposed?
Discussion: We are trying to grow our bridge group so we want to make this a nice place. Rather than cut back on things we would like to ask for more donations from the club.

**Question:** If the owners want to demolish the building in 3 years, are we out of luck?
The answer is Yes.
Mary Alice reported that Sandy has located good chairs through liquidators at $75 for ones with arms and $55 for ones without arms including shipping. They are used but renovated. We will purchase some of both.

Greg stated that it might be nice to have half a dozen or so chairs that are more usable than these for the disabled person. Helping Hands chairs.

**Operating Budget Discussion:**

**Question** on insurance costs - Will it cover other groups if we want to rent out our space? This is TBD.

It was recommended that the directors pay rate be $5/table which would put it more in line with other clubs in our area. No motion was made for this item. Discussed possibility of a playing director. If there are more than 17 tables then it is not allowed. It is also not allowed for special games.

One idea for adding games is a rubber bridge game.

**From this meeting we need:**

1. Permission for the start up committee to spend money
2. Approval in concept of the buildout plan
3. Idea of where the board stands with the lease (in terms of negotiation)

**Becky moved:** Move to reimburse Sandy for the tables and the deposit for the chairs
Joyce seconded. 7 in favor, 1 abstention

**Joyce moved:** Move to authorize Irva Kay Neyhart and anyone else from the start up committee to negotiate a lease with the most favorable terms. We ask that she/they give special concern to the timing of the start of the rent after repairs by the landlord. We ask that the fixes the landlord needs to do, be done in a timely manner. Given this, we will accept the lease. Becky seconded. 8-0 in favor.

**Other Business:**

**Greg moved:** Move to begin selling the 10 play cards tonight for $50 so there is no discount on the card. Bob seconded. 8-0 in favor.

Bob asked that we give approval for him to take 4 sets of our boards to Eugene for their Sectional tournament. Approved.

**Bob moved:** Move to contribute $100 to each of the GNT team members from our unit toward their trip to compete at the Las Vegas National in July. Joyce seconded. 7 in favor, 1 abstention.
No other business to report or discuss at this time.

Greg adjourned the meeting at 6:55pm.

Submitted by Eileen Milligan, 6/09/14. 2:00pm