

Facilities Agenda and meeting notes

February 26, 2019

Present: *Dorothy Barrera, Bernie Bouman, Gary Donovan, Don Talley, Jerry Marshburn, Billy Potter, Shannon Boogades, Bob Paterno, Brian Himel, Pete Steik, Steve Andrews, Walter Pasciak*

Dorothy -Welcome back

Bernie please give us the status of pool equipment and any issues you see that we need to address. Are we staying within budget? *Bernie will be on vacation 4/13-19, 5/9-14 and 6/4-22. Gary Donovan will monitor pool when Bernie is gone. Used 81.1 % of 2018 budget. Thanks to Jeff, maintenance man, for clean up of pool equipment enclosure. Would like to acid wash pool at the end of the season – cost approximately \$8,000, in reserve budget request. Yes, within the current budget, with \$443.04 YTD. Bernie would like to be replaced as coordinator next year.*

Donny – status of curbs and sidewalks – Did you find out where Tamara fell on the lake and look at that area? *Sidewalks and gutters look good – not enough work for a contractor at this time. Watching expansion joints for deterioration. Will work with Rex to evaluate condition of the streets. Suggests that we highlight sidewalk that is slightly elevated to eliminate tripping hazard.*

Brian – status of camera project and description of project. What did you find out what the reader issues are and what should be done to correct? *Camera installation has begun. Cabling to the pool cameras and lobby complete. Need the weather to clear to complete camera installation. Will work with Shannon to move rack in guardhouse to clubhouse to house equipment. Reader issues have been resolved.*

Jerry – status of doors and how many this year. New contract will be issued for 3 years for the same pricing and cost schedule as we now have to R&S Painting. When will you post in newsletter? *Posted in the newsletter today. Will begin project in March. Some resident homes need to have their doors trimmed on the bottom. This is done at resident's cost. Weather stripping only lasting a couple of months.*

Painting of Homes - New contract to be issued to R&S Painting for the next 3 years. Pricing will remain the same and no issues with quality of work. Letters to residents will be mailed next week. Painting will begin April 5th. 64 homes are designated to be painted with 6 homes each week, should be completed in June.

Pete Steik - Lake status of fountains and berm. No problems with the fountains and berms in good shape. Dry pond has some debris at the drainage point. Pete will contact Diane Nichols, Grounds Committee, to see if Rustiscapes will assist us in this clean out.

Shannon – update from the clubhouse - Having some tile issues at entrance beside craft room. Some damage has occurred from walkers and wheelchairs. Tiles will need to be replaced. Once replaced, floor will be sealed. Floor should be sealed every 3 years. Has not been done in 10 years.

New projects:

Parking lot striping –\$12,000 In budget request. Would like to complete in the spring – Shannon will proceed with this project.

Replace pool and bridge fencing – Shannon and Dorothy will begin bid process. Would like to complete in the spring/summer – Need a project manager – Billy Potter has volunteered to oversee project. Budget in reserves.

Pool deck Restoration- \$35,000 in Reserve Budget. Bernie has contacted 5 companies for bids. Two companies responded with bids. Bullion Coatings \$34,283.86 and Miller Pools \$34,856.50. Based on our prior and current working history with Miller Pools, the Facility Committee agreed that the contract for work should be awarded to Miller Pools. Dorothy will propose a recommendation to the HOA Board at tomorrow's meeting. The pool would be closed for 7 days to complete the project.

Committee Picture