

Facilities Committee Meeting
December 11, 2014

Present: Nancy T, Ron G, Bill B, Rex H, Billy P, Don T, Tom R, Pete S, Boyce M, Dorothy B

Absent: Lyle G, Bob P, Tom P, Ron L, Bob S.

Ron G. discussed a 2015 Reserve Budget handout with the group. He informed us that once the budget items have been approved by the HOA board it doesn't need further approval unless there is a contract involved. Ron also described how the MUD District relates to our retention ponds.

Nancy reported on the new well water withdrawal permit for 2015. We have retained the 800,000 gallons withdrawal allowance again for next year. Nancy also reported on the recent parking fountain pump issue as well as the pool fountain leak. Both are being resolved.

Tom R. gave an update report on the progress of the Storage Building committee. He also presented his Storage Building/Dumpster Containment drawings. It is apparent that the committee has spent significant time developing this project with some work left to complete before any decision can be made to move ahead with this project. One issue discussed was the physical size of the Storage Building. The committee has been looking at a 20X20 foot building but some of the committee thought that we should also look at a 20X24 foot building. This project is currently being priced at some \$28,000 with additional changes being considered that would drive this project cost upward from the \$28,000.

Tom also provided a brief update on the A & C canopy. His estimate for this project is \$1,454.

Pete and Boyce gave an update on the status of the sidewalk repairs to take place starting next week. There are close to 55 expansion joints to be filled and a section of sidewalk at the Annex to be replaced.

Dorothy gave the committee an update on what is going on with their house painting sub-group. Dorothy reports that the group is looking at moving to a 10 year painting cycle from a current 8 year cycle. They are in the process of putting together a new master schedule on how to effectively move to the 10 cycle. This group is also looking at the existing painting contract for additions or corrections especially if it turns out we would be moving to a 10 year painting cycle.

Rex gave a street sub-group update on what is being planned for the streets and curbs in the near future. Curbs have been marked for repair and the group is waiting to discuss the street expansion joint repairs with the contractor. Hopefully this will happen next week sometime.

With Lyle absent, Don J. gave a brief report on front door painting. He presented two spread sheets showing the number of completed doors this year (154) and costs associated with door painting repairs. Don also presented a spread sheet showing each repair activity in per-cent of total doors for 2014. Don and Lyle will be working on the door painting contract which needs to be renewed for 2015. No doors will be serviced from November 2014 through February 2015.

It was pointed out that work is proceeding on grinding out and filling all cracks in the Annex parking area. This project should be completed this week.

Don discussed the tilting transformers issue and how we were going to try and convince Center Point that this is their responsibility to level and properly support these transformers. It appears that we are going to have to develop a list of all known transformer needing leveling to present to Center Point.

With Bill Burdick in attendance Don discussed the need for repairs needing to be made to the Scarsdale concrete fence especially on the residential home side. The committee plans to appoint one of its members to enter each residential yard to investigate the need for repairs and provide a list of needed repairs to Villa Masters.

Both Don and Ron explained to the committee what has been accomplished to date on the concrete apron failure on the west side of the lake. They explained that the outcome of discussions with several selected engineering firms and their thoughts that it would be appropriate to better understand what caused the failure. Given the need for more data, it was decided to bring in an underwater services firm to dive down and video capture as much data as possible. We are also requesting a physical underwater inspection with a final written report as to what was discovered or observed.

Submitted by: Don Jensen