

Facilities Committee Meeting Notes  
December, 17, 2015-12-17

Members Present: Ron G, Dorothy B, Don J, Don T, Rex H, Bob P, Jerry M, Pete S, Steve A, Boyce M, Tom R, Nancy T, Tom P, Bob S.

Absent: Ron L, Mike O', Bill P. Lyle G.

Ron reported that the board has approved certain reserve projects and will probably be approving others at their January meeting. Also he reported savings are being seen on electrical cost this year, mostly due to a better Kwh rate that was negotiated earlier this year, the fence project will come to a close in late January or early February if all goes as planned, the Berlino extension by Ms. West could add up to 8 new homes constructed on her property. Don T. questioned if West would be building to certain ARC requirements such as paint colors, square footage and shingles. Ron reported she would be. Ron briefly touched on Scarsdale concrete fences and told the group that Ms. West advised he and Ruth that it would cost \$60/ running feet to build this fence today. The cost to power wash and paint the outside of this fence is estimated to be \$25,000. The Storage Building project is on hold at least until later in 2016. A lock for the Club House dumpster enclosure appears to be needed to maintain control over who deposits waste into the container. Ron also made note of the appointment of Dorothy B. as assistant facilities chair

Mail Box handicap modifications were discussed and it appears like this project will not be necessary due to the fact that residents in need of mail service can make arrangements with the USPS to have their mail delivered to their homes. Some are now known to be doing so.

Nancy reported on the latest gate problems and said the estimate to repair the gate only would be \$1,400 and there would be additional cost to repair problems with the operator.

Dorothy discuss the progress made on reviewing contracts. All are completed with the exception of the gate contracts. Dorothy informed the group that she and Don would finish this activity up in January.

Dorothy discussed the mail box painting project. R&S painting has provided her with an estimate of \$6,400 to power wash and paint all mail box clusters with a marine enamel coating.

In Lyles absence Don reported on the door program for this year. As in the past years Lyle shut down the door refinishing program for the months of December, January and February. In 2015 a total of 164 doors were completed at an average cost of \$138/door. The number of doors to be serviced appears to be leveling out at approximately 160-170 each year.

Rex reported that the street group has been collecting data on streets, curbs and straightening of sign posts.

Pete reported on sidewalks around the lake. He feels there will not be as many repairs needed next year. Don mentioned the sub-group is in the process of building a recording spreadsheet to collect data for a documented inspection of lake components.

Dorothy discuss house painting and what the goals are of the sub-group as far as number of houses completed each year and the painting cycle change from 8-9 years after next year when all homes will be completed under the current 8-year painting cycle. This additional extension of 1 year between house paintings was adopted after an extensive review with the painting contractor as well as an area paint representative.

The storage building project was placed under a hold by the HOA Board until late next year when they will the make a decision on possibly moving ahead with this project. Tom R advised the committee that the prices he had worked up this year will probably not be the same for next year or whenever the project is undertaken. Tom also wished to thank Bill Harry who had spent a considerable amount of time working with the committee as the dumpster project was designed, planned and completed. Bill's knowledge of local contractors and builders and building construction was a big help to the dumpster task force.

Dorothy mentioned the committee was looking into providing a residential home power wash contractor for anyone who wanted or needed to power wash their home between paintings. Cost would be at owner's expense.

Don advised the group that the Dumpster Project had been completed with the painting of the stop curbs yellow in front of the Pool Service building. It appears that the Board approved \$14,500 project will be completed at few hundred dollars under budget.

Sub Committees were advised that Dorothy and Don will be meeting with each group early next year to discuss projects and issues for the year 2016.

Tom P. was advised we were still planning on developing a check list for all street lights and would be getting together with him to discuss what records we would want to develop and keep.

Steve A. was told the committee was still planning on inspecting all residential transformers for condition and a need for leveling. We now have a drawing from Center Point that shows the location of all transformers.

Photos were taken of all present at this meeting.

No other business was brought up by committee members and the meeting was adjourned.

By Don Jensen