

## Facilities Committee Meeting

February 26, 2015

Present: Bob S., Don T., Ron Lauve., Tom P., Pete S., Dorothy B., Billy P., Bob P., Steve A., Tom R., Nancy T., Ron G.

Absent: Lyle G., Boyce M., Rex H.

Ron G. brought the committee up to date on the progress on a power supply contract with Reliant Energy. Ron also discussed the replacement of Hurricane Fence Company with the Rocking D Fence Company.

Nancy did not have anything to report in the area of Facilities O&M.

Tom Rohwer reported the storage/dumpster project group is currently looking at different types of constructions for a dumpster enclosure. The group is currently looking for alternate bids from different contractors. Some costs are currently in house and being reviewed at this time while other proposals are still not in. It is expected that the group will have a not to exceed dollar cost request to present to the HOA board at their March 18 meeting for at least two of these options.

Ron Lauve reported on the fence building project. Ron reports that the new contractor has been easier to work with and with two crews on the job is making good progress. This new contractor is doing a much better job of keeping the worksite picked up and the inspectors are finding a lot fewer problems. It is believed that if the weather holds out the fences should be completely built out by years end if not sooner.

Pete Steik reported on the sidewalk expansion joint repairs completed this spring. Vandalism during this repair was brought up and discussed.

Don Talley reported that all curb repairs for this spring have been completed. The street group feels that CAD did a good job this year on these repairs. Don also reported that CAD is also working on street expansion joints as weather permits.

Dorothy Barrera discussed the house painting project for this year. Dorothy indicated that there were 50 houses to be painted this year. With 5 houses to be completed each week, it will be about a 10 week effort, weather permitting. Dorothy discussed mold issues and mold additives. The current paint contractor is using a Sherwin Williams paint with a mold suppressing additive already mixed in the paint at the factory. The house painting group had met with a S.W. paint representative this spring to discuss their paint products as well other painting issues. The group has also been working on a schedule to move to an 9 or 10 year painting schedule after the remainder of the 8 years painting schedule has been completed which is still a couple of years away.

Don Jensen reported that Lyle would be starting this year's front door service sometime in March, weather permitting. There are approximately 60 door service requests that have come in during the winter months for front door service. A renewed 3 year contract with the current front door painting contractor, R&S Painting, has been approved by the HOA board of directors.

Don Jensen reported that he walked down the Venice side of the Scarsdale concrete fence when all the lots were open during the wooden fence construction developing a list of concrete fence issues. Some spalling of the concrete posts were noted causing the metal rebar to be exposed to the elements of the weather and causing them to show signs of rusting. Fracturing of concrete fence posts has left at least 1 section of concrete fence planks without proper clamping.

Don Jensen informed the committee that a plastic flexible gate barrier arm had been ordered for the visitors quick arm operator. It is hoped that the arm will take the abuse of being struck by a vehicle and will return to its original alignment without any damage. If it works it will save the cost of a replacement arm when the arm becomes damaged to the point it is deemed unusable.

Don Jensen informed the group that the lake apron inspection had been completed and that we are awaiting a final report as well as video and sonar pictures taken for documentation and later viewing.

As there were no questions or comments from the committee members the meeting was brought to a close.