

Facilities Committee Meeting Notes
June 18, 2015

Present: Don T., Dorothy B., Steve A., Billy P., Pete S., Bob P., Tom R., Tom P., Ron L., Rex H.,
Absent: Lyle G., Boyce M., Mike O’G., Nancy T., Ron G., Bob S.

A copy of today’s agenda and a copy of the latest revised membership listing were passed out to all members.

The chairman commented on Billy Potter as being our new board liaison person.

Billy P. briefly reported on Villa Verde fences and fences in general

The chairman also made it known that Mike O’Grady had been board approved as a member of the facilities committee. It is expected that Mike, with his experience with navigation systems will be able to help us establish better record keeping for our internal use. It was mentioned that Mike is starting with the lake and residential sidewalks and we will then look into other areas of the facilities responsibilities if this data proves to be useful.

A discussion took place on mail box clusters and how to best arrange approaches to aid handycapped persons. A suggestion was made that we check for any ADA requirements and help along with a visiting with the USPS postmaster. Tom R. and Tom P. offered to start collecting data for a project such as this and we will see where it goes. We also discussed the need for inventoring and locations of all our mailbox clusters. Tom R. and Tom P. will also look into painting of the clusters.

Tom P. offered to check over the pool metal fencing that was repaired a couple of years ago. There are some rusting issues and painting needs as well as the loss of at least 1 extension that will be checked out by Tom.

The bridge metal guard railing that had been damaged early this summer will be investigated for concrete repair and railing replacement. Don T. will work on this issue. Ron L. will check with Rocking D for a price on a complete railing replacement. The existing railing is in bad shape and was bent somewhat in the accident. It also presents a safety hazard with ragged rusted ends sticking out.

Ron L. reported that Rocking D is has completed replacing about two third of all fences. This project is still looking like a late September finish but Ron feels with more rain delays it might be more like October/November. Rocking D. is running one and possibly two crews in the future.

Tom R. reported on the dumpster enclosure. A contract with Brooks concrete has been signed. We are still waiting on Brooks to get started. Rain delays have set Brooks back in all his concrete projects. All are still hoping that Brooks can get started in the next 3-4 weeks weather cooperating. All landscaping and sprinkler work for this project has been reviewed by facilities and grounds committees.

Tom is expecting we will get back to planning the storage building project this fall sometime. Tom also asked if the board is still interested in pursuing the canopy covering for the A & C entrance of the club house. Don J. believes they are but this project was put on hold while other projects that are deemed more important at this time are completed. Don J. will present canopy to strategic planning group in June. Tom will provide his estimated costs for budget purposes.

Dorothy present the group with a brief overview of the house painting project recently completed. Dorothy, Steve and Bob all commended Rudy for the superior job that he does with the house painting. Don complimented the house painting group on a great job they did this year. The contractor (Rudy) reported to Don that he was very appreciative of the effort and cooperation put forth by this group. Dorothy reported that we will be soon be discussing next year's house painting contract along with further addressing of the mold or mildew concerns. The group will also be discussing the 8 year painting cycle for any changes.

Don reported on front door painting and that we are looking at 92 doors being serviced through June. This number is comparable with last year with doors running just slightly higher in costs due to a second coat of varnish being given to the refinished doors. This second coat makes a lot of extra work for Lyle but it is felt that this expense and effort will pay dividends in the future by extending the service period between door coatings on the doors that are severely exposed to the elements. Lyle and Don are still looking to do approximately 170 door this year.

Pete Steik reported on lakes and sidewalks. At the last meeting of the lakes sub-group we welcomed Mike O'Grady to this group. Mike has some thoughts on the use of GPS data collecting systems which he feels can be made use of in identifying level changes in the sidewalks as well as tracking expansion joint repairs. Mike is putting together a data record for the group to take a look at and should have ready in a month or two. Pete also mentioned that the board approved the suggested repair of the lake apron.

A discussion was held on the golf putting greens and how many residents really used it after a question by one of the members. It was decided this might not be a facilities item but at least it was apparent not many in attendance thought it was money well spent to maintain it.

Scarsdale concrete fence condition and the need for maintenance were discussed. Don and Dorothy reported on some of the comments they had heard as well as their visual observation of this fence. Don asked for volunteers to develop a spread sheet for record keeping and walking this fence line down. Also we need to take pictures of areas needing repairs. Hearing no volunteers he said he would be talking to individual members in the future who might not be so busy right now to take this project on. A schedule would need to be developed much like Lyle does with his door inspection and permission requested to enter a resident's back yard.

Don offered a few comments on two other small projects namely leveling of residential transformers and inventorying all metal utility boxes.

Don also discussed with the committee that we would be regularly be meeting as a full committee at least every other month and in between these meetings Don would be meeting with each of the five sub-groups.

Don advised that the board had recently approved the addition of 2 goose-neck lighting fixtures to be place around the fountain and Annex area for improved nighttime lighting.

Submitted by: Don jensen

