

Facilities Meeting Notes  
September 10, 2015 2:30PM

Members Present:

Tom R., Steve A., Don T., Dorothy B., Rex H., Nancy T., Billy P., Tom P, Bob S.

Members Absent: Ron L., Bob P., Pete Steik., Mike O., Lyle G., Boyce M.

Introduction of Jerry Marshburn, a potential member of this committee. Don invited Jerry to sit in on this meeting so he might have a better understand what this committee is all about. He reported after the meeting he would be interested in becoming a member. Don will bring this request to the Board of Directors at their next meeting and recommend they appoint Jerry to this committee.

Discussed the planned inspection of Concrete Fences, Residential Transformers and Mailbox Cluster Painting. Don asked for volunteers for two of these projects, Transformers and Concrete Fences. Steve A. volunteered to work on Transformer Leveling inspection and documentation but there were no volunteers that stepped forward for Concrete Fences. Dorothy has agreed to work on Mail Box Painting and come back with costs and a plan. Don indicated he would be contacting members asking for a couple of volunteers for the Concrete Fence inspections and documentations.

Billy P gave the membership and update on some of the issues that pertain to Facilities. Included was the status of budget preparation and lighting for the south fountain approved by board. A comment was made that the parking lot lights are not coming on until after dark. Nancy will see that the timer gets reset.

Nancy reported on last gate outage repair. Don J. had a question about battery replacement. Nancy also reported on software updates on the gate systems at no cost to HOA. Nancy also made note of one of the parking fountain pump motor has been changed out. It had been running very noisily.

Due to Ron L. absence Billy Potter gave a brief update on Wooden Fence progress. He reports that fences are about 75% completed. Some weeks there is one crew on site and sometimes 2 but progress is being made.

Dorothy gave a detailed update on the house painting program. Included was a recap on 2015 house painting and what was coming up for 2016. Dorothy and her group have a new 2 year contract for house painting ready to take to the HOA Board later this month. Dorothy is also ready to review with the Board of Directors the groups proposed recommendation to move to a 9 year painting cycle starting in the year 2018. Dorothy also asked that we consider a person to fill in with house painting inspections next summer in case Steve or Bob are off for whatever reason. Dorothy would make use of this person much like the fence project has used individuals as inspectors. This person would not be a facilities member.

Dorothy reported that she was working with the current painting contractor to have him provide a service of pressure washing homes at no cost to the HOA. This activity would be a personal choice if a resident wanted to spruce up his home's appearance between paintings. There would be a specified time period where residents could sign up for this service and all request would be

fulfilled during the same time frame. Costs would be around \$175 if there was enough interest to make the project cost effective for the contractor.

Due to Pete's absence, Don J. gave a brief update on the lake. The failed apron portion above the water level has been cracked off below the lake water level and as a result this concrete dropped back in place. These fractured areas now function as concrete Rip-Rap.

Rex Hemme brought the group up to date on streets, curbs and sign post straightening. Rex has made an inventory of all needed curb repairs. His group will soon start on checking for any needed street flat work repairs. Rex's group will also be looking at number of sign posts needing straightening. They will also be looking at any needed expansion joint repairs for next year.

A question came up about Handy Cap modifications for mailbox clusters. This is a complicated issue and needs significant further study. Tom R. has done some work on this project and more data needs to be collected and processed. To complicate this matter all clusters are not of the same size and any modifications could involve a need to move the cluster closer or farther away from the curb. Any major modifications such as moving a cluster would probably need Postal Service approval. Don J believes we need to appoint a committee of 3 or 4 to study all of the issues surrounding this project including ADA and rights issues. He will discuss with Billy P. what makes the most sense as we study and discuss this project. It was pointed out that currently anyone with physical problems such as walking can request mail service to their front door.

Tom P. gave a short report of metal pool fencing bottom extensions and how they are weathering. Tom has recently surveyed this fence and believes we should consider a plan to repaint the lower part of the extensions that were installed a year or two ago. Don J. and Tom P. will get together in the near future and discuss a plan for this project.

Tom R. told the group that the dumpster contractor has started this project with some concrete being poured. The fence part of this project is still waiting on a construction permit before it can be finished. One of the dumpster group pointed out that some type of parking control needs to be installed in front of the pool service building or a vehicle parking in this area could and probably will strike the service building wall while attempting to park.

Tom R. reported the storage building project is on hold until 2016 budgets have been approved.

Don T. reported that the ARC committee has not met for awhile but when they do he will try to get a final resolution on the curb cutting for drainage systems resolved. All current cuttings would be grandfathered in but any future cutting would fall under ARC guidelines.

There were no further issues brought up to be discussed.

The meeting adjourned at 4:30PM.

