

Date: October 8, 2014

Facilities Committee Meeting

Present: Ron G. Nancy T. Rex H. Ron L. Bob P. Tom R. Dorothy B. Bob S. Billy P. Don T. Tom R. Don J.

Absent: Tom P. Lyle G. Boyce M.

Ron G. provided the committee an update on some of the board issues that pertain to the facilities committee. Ron reports that the HOA Board has been working on the 2015 budget and reported so far the facilities budget remains as submitted. Ron provided a short overview of the MUD district and how it fits in with ours and other detention ponds. Ron and Don also discussed the upcoming repairs to be made on BV's detention ponds by the MUD district.

Nancy talked about the pool heaters and the fact that the heaters had been off for a period of time due to repairs being made on one of the heaters. It seems as if Miller Pool has not responded with a quick repair of one of the heaters and Nancy has been in discussion with them as to why. A short discussion was held on how the temperature is controlled on the pool and spa. Nancy believes that the pool equipment and layout was poorly designed and makes the day-to-day operation somewhat difficult.

Nancy also reported on the recent roof repair at a cost of some \$1,688. Repair seems to be effective with no recent water infiltration. The ceiling in the store room will need to be repaired when it is proven that the leaking has been stopped.

Nancy has been working with the HOA board to lower the O&M budget and she reports they have made some progress on this reduction. Nancy reports that the new maintenance technician (Mark) has been working out well. Nancy had Steve in for a partial day to help bring Mark up to speed in several areas. Nancy intends to bring Steve back again at a later date to work with Mark.

Nancy reported on the A.C. condensate drip pan drain issue and how the drains have been re-plumbed to better meet today's code requirements.

Don asked about the RH exit gate arm and why it continues to fail in the open position. Nancy will contact H&R and asked about removing the counter weight to stop the bouncing of the arm which might be the reason for the failures. We are also considering a shorter arm if that what it takes to remove the counter weight.

A discussion was had on the ground water supply for the lake irrigations system. Nancy has been putting well pumping data as well as municipal water consumption together for the subsidence authorities for their review of gallons pumped. Nancy is of the opinion they are going to try and cut the permitted gallons again this year. Nancy also feels that if we ever have to rebuild or re-drill the well bore hole or casing we will have our water with-drawl permit denied. The question was asked about the installation of a cross-over to the municipal supply.

Ron L. reports that the contractor is approaching the 25% completion mark on residential fences. He reported that the contractor is working on metal fences behind the Berlino homes and following that they will replace the metal fence along the golf putting greens. This should complete the metal fence building. The contractor will start on the common fences between VellaVerde and Bellavita in

Section 1. The contractor will also complete all the side party fences for the Bellavita homes that back up to VellaVerde but no VellaVerde's side fences will be replaced under BV's contract.

Billy Potter reported on his fence inspectors and punch list team. Billy reported that he had recently pulled the punch list team off the project due to a lack of cooperation by the fence contractor in cleaning up punch list items as he proceeds from home to home. This is an issue that needs to be resolved sooner than later.

Tom R. reported on the Storage Building and some of the progress being made on this project. He informed the committee that he will have a clearer picture of the project after the October 9 meeting of his task force. All options are still on the table and he is expecting to have a better picture of what the various clubs involved need for storage. Tom discussed the dumpster project and some of the issues surrounding the orientation of the dumpster for pick-up requirements. He also discussed the advantage of designing the storage area for dumpster orientation a little larger to house the men's club smoker.

Tom reports that the A&C Canopy is on hold but he intends to proceed with a finished design. He believes that the Clubhouse committee is onboard for this project and he has produced some rough sketches for their review.

Don reported that the Front Door sub-group had completed 143 doors so far this year. Don also reported that we have another 30 doors on the list to be serviced yet this year and that we should probably expect to finish the year at around 170 doors.

Don and Nancy reported on the recently discovered leak in the fountain make-up line and that we were waiting on Miller Pool to advise us on finding the leak and an estimated cost of repairs. In the meantime the fountain is being operated by a bi-monthly filling via a hose line. A brief discussion was held on what some of the options for this fountain might be if it is decided that repairing the make-up line proves to be too costly. Don has put together a ball-park cost analysis on a 10 year fountain operation cost as well as the leaking repair and demolition costs for all to think about.

Don discussed the various electrical loads being metered with Center Points Smart Meters. A handout shows the various meters and what the monthly consumption for various loads looks like. Don reported that the existing energy contract expires in April of next year and the HOA will be working to negotiate a better rate if not with StarTex then possibly another retailer..

Sidewalk expansion joint repair is a project that needs to get underway in the next month or so with some 600 feet of joint needing to be sealed. This project already has board approval funding and the go-ahead to proceed.

Don again handed out a detailed description as to how he planned to set up our facilities sub-groups and how many members it will take to staff this process. Don explained that during the next month or so he would be meeting with the various sub-groups to discuss their areas of responsibilities and what projects each sub-group would be undertaking or thinking about for next year. Don also informed the group that a new member (Boyce Maxwell) would be joining our committee with Board approval. He also noted that Don Talley was joining us at this meeting as an observer and that Don has been invited to join this committee. Hopefully he'll accept our invitation. Don J. reported that we still are looking at recruiting another couple of members to fill out the sub-groups and that he has a couple of potential candidates on his list to contact.

