

Facilities Committee Meeting, July 16, 2014

Meeting called at 2:30 PM in the main Annex meeting room

Present: Tom P, Dorothy B, Billy P, Ron L, Tom R, Nancy T and Don J.

Note: Benny F. entered the meeting as Ron was updating the committee on the fence project.

Absent: Lyle G, Bob P, Bob S, and Rex H.

Bill Bell has advised the chairman that he wishes to resign from this committee.

Discussed the number of current members on the committee. With one member short, the chairman advised the group that he is aware of a resident that has expressed an interest in joining this committee.

The chairman passed out a document that identifies all areas or projects the committee is normally involved in. It was explained it would add some continuity to our committee if a couple of members would accept responsibility for each specific area or project. A good example of this 2 member assignment is the door and home painting maintenance program which has had 2 members assigned for a few years. This arrangement allows one member of the assigned project 2 members to be absent and still have 1 member working on a given project. All members were asked to take this document with them and determine what areas they might be interested in working in. The chairman indicated he would be working with our committee members and discussing this matter further.

Updates were presented by various members on the door maintenance program, home painting program and the fence building project. The committee was advised that the door program people are trying a new door oil varnish product for this month only named Old Masters. This product comes highly recommended by Sherwin Williams and some of their contractors who are involved in this type of door maintenance. Home painting is going well with the contractor finishing up (year 2014) this week or early next week. A total of 62 homes are to be painted this year. The chairman advised the group he and the home painting members would be looking into an extension from the 8 year home painting cycle to a 10 year cycle. It appears that this change could be made with some savings to the HOA without sacrificing any curb appearance or level of maintenance to a home. We are looking at a longer life paint coating with more UV protection. Fence building is progressing with most issues being resolved by the fence building team as the project moves forward. Ron L reports that about 50 homes have been completed in 6 weeks. Sprinkler systems damage appears to be one the most pressing issues.

Nancy provided an update on the lake grass issue and the chemical treatment that is being applied to the lake to eliminate unwanted grass. Benny is interested in investigating the use of sterile grass carp after the chemical treatment. It was decided that the HOA should consider applying for a carp permit at this time from the Fisheries Division of the Texas State Parks and Wildlife. This permit would allow for stocking the lake with carp if it is decided this action would be warranted. The HOA needs to determine if we were even eligible or could be permitted for stocking. If a permit was obtainable, we would then need to determine costs of meeting any entrapment requirements as well as methods to

monitor this activity. We also need to consider the cost of the application as well as the cost of the carp which can be somewhat costly. A quick estimate could run as high as \$1,500 for the carp alone.

Nancy advised the committee on the reasons for the east fountain being taken out of service. It was not damaged by weeds but was removed due to weeds choking off the flow of water and threatening damage to the pump. It will be reinstalled after the weed issue is mitigated.

Nancy did not have any O&M issues to report to the committee other than the above lake weed issue.

A short discussion was held on the reserve budget and all members were asked to contact the chairman if they have any projects in mind that are needed, would benefit our community or could add value to our property.

Tom Rohwer updated the committee on both the proposed outside storage building as well as the A&C entry canopy. Some effort has been put in these two projects by Tom but not enough to have much of a discussion. Tom indicated he would be spending some time in the future developing these projects. The chairman asked that Tom keep us posted on any progress or if our involvement is needed.

Nancy briefed the committee on the lighting upgrade program. For now the staff has replaced a few LED canned light bulbs in the Clubhouse large meeting room for observation. It is planned for now that as older style bulbs fail they will be replaced with a LED style light bulb.

The chairman offered that in the future we will need to be looking at the lake/detention pond for future maintenance items. There is a need to look at the condition of the outfall bulkheads as well as the concrete apron cracking, especially at the southern end. Also it was noted there will be additional sidewalk maintenance around the lake needed in the near future.

The chairman also advised the committee that even with the repairs made this spring there will be more curb and street repairs to be made in the future.

A short discuss was had on whose responsibility it was to monitor residents who are still cutting curbs to effect a lawn drainage system. While it is the Facilities Committees responsibility to repair the curbs, the chairman did not feel it was our responsibility to enforce a no cutting curb regulation. The chairman feels it is something the HOA board needs to review. The committee is of the opinion that it doesn't make sense for the committee to work at repairing the curbs and have our residents come along and modify or cut the curb to accept their drainage system. Tom will provide the committee with a design drawing for a pop-up-valve that can be used to terminate the drain line at the curb for our resident's information.

Meeting adjourned at 4:30PM

Next meeting tentatively scheduled for August 20, 2014 @ 2:00PM

