

Facilities Meeting July 10, 2012

The meeting was called to order at 5:05 PM with the following members present: Fred Fargo, Billy Potter, Don Jensen, Nancy Triggs, Lyle Ganucheau, Bob Stockinger, Benny Frank, Ron Gerlach.

Fred Fargo read the minutes from the last meeting and the minutes were approved.

Test house Painting:

Nancy Triggs is waiting for paint specs. Approval and Nancy will have the Sherwin Williams representative present when the test house is painted.

Electrical:

A bid was received on the Breaker system for the Pool lights. Waiting for more contractors to respond.

Bob Stockinger highlighted the lack of dedicated electrical outlets in the kitchen area and craft room. It was agreed that additional electrical circuits were needed in the Kitchen. The committee felt the craft room electrical was not an issue at the time because not a lot of cooking is done in that area that would require additional electrical circuits at this time.

Streets & Curbs:

Jack Rodriguez and Roger Valdez ; Overall our streets are in good shape. Jack said, there are preventative measures that can be taken to ensure our streets last a long time. The main problem observed was the following:

1. Spalling at intersections;
 - The cracked existing sealant needs to be removed and a fresh, filler can fix the problem and will last 4-5 years.
 - Saw cut remove concrete affected and replace with new for a permanent fix.

Moisture seeping through the expansion joints is what's causing the Spalling problem. Cracked sealant is what's allowing the moisture into the sub layer of concrete and allowing the spalling to occur. Jack Rodriguez suggested a budget be put together for a maintenance program to take care of street problems and have them corrected when they are small.

Curbs:

The curbs that were builder fixed were not done properly and that is why they have broken again. When a curb is repaired a minimum of 3 feet needs to be saw cut out. When the new curb section is replaced it is important that the proper mix of Portland cement is used for a longer lasting curb.

Doors: Rain has slowed this effort. The scheduled doors had to be rescheduled because of the weather. The door committee is on going with very few complaints. All reasonable complaints are handled to the home owners' satisfaction.

Club House Parking Lot:

Benny Frank will do the parking lot survey and calculate the proper number of handicapped parking spaces required. Benny will have this information for the next meeting.

Sales office:

It's estimated that the sales office will be officially ours by October or November of this year. Bill Burdick presently is heading up this project. The remodeling will be done by a task force. Some of the problems facing the task force:

- Single pane windows
- The attic needs to be re-insulated.
- Floating Beams
- Add and subtract walls as needed
- 2,628 square feet that needs to be properly air conditioned.

A final decision has not been made as to what to do with the sales office at this time.

Meeting adjourned at 6:10 PM