

**BellaVita at Green Tee  
Facilities Committee Meeting Notes  
March 30, 2012**

The meeting began at 12 PM with the following members present:  
Fred Fargo, Billy Potter, Ron Lauve, Don Jensen, Bob Stockinger, Lyle Ganucheau, Daniel Murphy, Nancy Triggs and Board contact Ron Gerlach.

The Facilities Committee did not meet in February.

Pool:

Fred;

They have finished the retaining wall, Broke out and replaced approximately 20sq. feet of existing decking. Injected the epoxy filling under portions of existing decking to fill voids and stabilize decking to prevent further cracking. Deck expansion joints have be replaced and sealed. The tile around the pool has been cleaned. The (2) two water fall planters have been cleaned. The additional hand rails (3) three have been installed in the pool (2) two and spa (1) one. The hand rails were installed in accordance with ADA standards.

The bulk of the remaining work consists of resurfacing the pool deck, finish draining the pool, repair cracks and re-plaster the pool and spa. Refill pool and spa. The cracks in the pool were tested and found to only superficial and easily repaired. Weather permitting the work is expected to be completed by the end of April.

Air Conditioning:

Nancy;

The (5) five complete units have been replaced in the ballroom. The (2) two units were replaced in the exercise room and men and women's bathrooms. The thermostats were repositioned and the duct work was extensively reworked to make the bathrooms less humid and cooler. The exercise room and bathrooms now have proper air circulation.

Hot Tube:

Bob;

Bob Miller from our pool maintainace company will be out next week to investigate and recommend what should be done to bring the spa heater up to standard and also the pool heaters.

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Doors:

Lyle;

Next week 22 front doors are scheduled for maintenance. Lyle is waiting for the finishing contractor to give him his May schedule so Lyle can schedule more doors for maintenance. All requests are handled through AMI and forwarded to Lyle for inspection and scheduling. Bob Jensen is doing the maintenance spread sheet detailing all work performed and when.

House Painting:

Billy;

The project will start April 23. There are (69) sixty nine homes eligible for painting this year. A schedule will be posted in the near future and the home owners that are eligible will be notified. This is the last year of the current contract. A new contract will be written for the next (3) years of painting. The new contract will contain a schedule for payment based on percentage complete.

Pool Equipment Covering:

Bob;

This has been on ongoing project since 2008 with no decisions made. Our bids for the cover have ranged from \$7,000 to \$14,000. Miller pools will be asked for a bid to do this project. The Facilities committee agrees the cover is needed and will ask for Board approval.

Facilities committee Budget:

Dave Dommert handed out a package on the facilities committee 2012 budget and asked the committee to have next years budget prepared to present to the board by August. The existing budget was covered briefly. The capital budget was covered briefly. It was agreed that the additional lighting around the pool area should be handled by the club house committee, not the facilities committee.

Fences:

Ron;

Complaints are a problem. Cap boards are a problem. There are 4 different types of fences facing the street. There should only be (1) one. You will only notice the difference if you are looking for it. The board did a survey 1-1/2 years ago about fences. 87% of homes that responded wanted 100% of the fences taken care of by the HOA. The board raised the fence monthly withholding from \$5 to \$7 dollars, this money is set aside from everybody's monthly assessments and after 15 years there will be \$1,000,000 with \$600,000 left over for reserves for fencing. The fence committee will have a recommendation for the boards June meeting as to the extent of what the HOA responsibility should be.

Homeowners are responsible for the fence damage due to a named storm. It's believed most homeowners don't realize this. It's also believed most homeowners don't know what is in the HOA convenience.

General Information:

The facilities committee will continue to meet on Friday afternoons. Nancy will notify members when the next meeting will be.

Meeting adjourned at 1:40 PM