

F & O

2-9-10

In attendance were Ron Gerlach , Wayne Johnson , and Ruth Southard from the BOD . Committee members in attendance were Dennis Akola , Dorothy Barrera , Billy Potter , Roger Valdez and Carl Weber. Also , club mgr. Nancy Trigg was in attendance .

Ruth S . addressed the committee first by thanking and praising them for all their work efforts on various projects . Ron G. asked Ruth about the mosquito fogging , as to whether it could be done by the city or county .

I } Old Business

A } Nancy T. informed us that the gates and cameras were in operation with only minor glitches .

B } Nancy also reported the stop signs and speed limit signs were to be installed soon .

C } The bid for new lights by the craft room door was \$1987.00 for two lights plus the fee for the concrete base . The contractor was R&B Electric . It was moved , seconded , and voted on to accept the bid and forward it to the BOD for their approval .

D } Carl reported that a new issue with the house painting was the screws on the window shutters . After discussing the issue , it was determined that the shutters were to be the responsibility of the home-owner .

E } Dennis A. and Carl W. reported that they would request a meeting with Dennis , Carl , Ron G. , Wayne J. , AMI , and Brandon to discuss policy and procedures for wood fence repairs . Other items discussed are the \$7000.00 fence budget and the iron fences . Ruth S. injected that the policy was repair ,not replace fences .

F } Billy P. and James W. are to meet with G&G on 2-10-10 to review the iron fence repairs .

G } Roger V. gave an update on the door refinishing bids .He suggested Lewis Contruction .

Nancy suggested we contact Rubin Tamez for a bid . It was also suggested that a means

to track the work be implemented with the help of AMI .

III } New Business

A } The pool maintenance contract was discussed . Ron G. suggested an attachment with hourly rates be included in the contract .

B } Mosquito spraying was brought up again . Our present contract runs from Apr. to Oct. and cost \$ 3840.00 per year . Wayne J .suggested a clause with the right to extend the contract if need . Carl W. asked Dorothy B . to be the project manager for future fogging work .

C } It was moved , seconded and voted on to accept the current spraying contract [with the right to extend] . This motion was passed and will be sent to the BOD .

D } Dorothy B. was asked to review the current service template and make recommendations .

E } Wayne J. reported that the wash-out by the pool had not been checked because of wet and muddy situation but he thought stabilized sand would fix the problem .

F } The procedures for project managers was tabled due to time restraints .

G } There was a discussion on the AC maintenance contract . Capital budgeting of approx. \$58,000.000 for thirteen units was also discussed . The pros and cons of natural gas to heat the clubhouse was discussed . Then it was determined that it was not in our best interest to pursue and and to raise the question with James Warner about using heat pumps and get his recommendations .

H } Wayne J . brought the subject of irrigation and the use of our well water and the pros and cons of two water meters . Nancy T. up –dated us on the regulations concerning water usage and penalties for over-usage .

I} Carl W. reminded us of the home owners meeting on 3-2-10 . Meeting Adjourned

Submitted By ,

Roger Valdez