

BELLAVITA AT GREEN TEE
FACILITIES COMMITTEE MEETING MINUTES

May 11,2010

The meeting was called to order at 7pm with the following in attendance: Dennis Akkola, Norman Banchik, Billy Potter, Roger Valdez, James Warner, Wayne Johnson, Nancy Triggs and Carl Weber.

I. OLD BUSINESS:

A. Additional Lighting in Front of the Clubhouse: The Veterans Committee was given BVHOA Board approval to proceed with a 2 foot widening of the sidewalk by the Arts/Crafts Room clubhouse entrance. Once the sidewalk is widened, a bollard light will be installed on each side of the sidewalk at the end farthest from the clubhouse.

ACTION: Open item until the sidewalk is widened.

B. Soil Erosion by the Cement Pool Deck: Wayne Johnson discussed the serious latent defects in our pool area. Friendswood Development Company, who currently has ownership of the pool/clubhouse, has been notified via two certified letters of the damage in order to work out a solution.

ACTION: Open item.

C. Update on Contracts:

1. House Painting: Carl is working with Nancy Triggs and Alex Taylor of AMI to develop a written contract for signature by BVHOA and G&G Steelworks, the approved vendor. The contract will be developed and signed and house painting will commence around 6/1/10.

ACTION: Open item.

2. Door Staining: Committee discussion led to modifying the scope of work such that one coat of marine spar varnish will be used for front door maintenance. The BVHOA Board approved no funding whatsoever for door refinishing, not even partial funding for door refinishing. Carl is working with Nancy Triggs and Alex Taylor of AMI to develop a written contract for signature by the BVHOA and R&S Painting, the approved vendor. The contract will be developed and signed and house painting will probably commence later this month.

ACTION: Open item. Nancy will ask AMI to send a letter to 5 homeowners needing door refinishing and Nancy will call 4 homeowners who may need door refinishing. Nancy and Steve will perform door painting (maintenance) follow up until Roger Valdez returns from vacation.

3. Metal Fence Maintenance: The Committee discussed the fence workshops held with the BV Board. The Committee recommended that a metal fence bid in the amount of \$10,800 and a quarterly metal fence maintenance bid costing \$2025 per quarter with G&G Steelworks be presented to the BVHOA Board for consideration. The Facilities

Committee's 2010 operational fence budget is inadequate to cover this fence repair and maintenance contract.

ACTION: Billy Potter will present this Facilities Committee recommendation to the BVHOA Board at the 5/25/10 Board meeting.

4. **Wood Fences:** Dennis Akkola noted that several wood fence/gate repairs have been received and completed recently. Wayne Johnson provided clarification on how to proceed with one wood fence repair request.

ACTION: Continue to monitor.

- D. **Water Well Use Report:** We started watering around the lake with well water in late April. 17 of 20 watering zones were operational. One zone was repaired so 18 zones are currently working. The remaining 2 watering zones will also be repaired. The amount of city water used for watering common areas has been decreased to save funds and reduce water wastage. This reduction in city water usage may impact the total amount of well water that we can use. The frequency and timing of well water use will be decreased and monitored.

ACTION: Continue to monitor and report at the next Facilities Committee meeting.

II. NEW BUSINESS:

- A. **Status of River Pump Repair/Replacement:** The All Pump Company provided a bid of \$2133 to replace the river pump. The pump replacement quote was less than the repair quote and a new pump is warranted for one year.

ACTION: The Facilities Committee recommended replacing the river pump and Nancy will present this topic to the Board. However, Nancy will also contact another pump company for an additional quote and recommend the best quote to the Board.

- B. **Engineering Review of river and river Pump:** The river pump was originally designed to pump fresh chlorinated water but there were problems with the original design so alterations were made. Now lake water is pumped but the river pump breaks down every 9 to 12 months. The BVHOA Board asked for an engineering review of the river and river pump prior to funding the purchase of a new river pump. Prior work on an engineering assessment has already been done.

ACTION: Nancy will work with Wayne Johnson and Larry Alvarez to attempt to address the Board's concerns.

- C. **Cost Review of BellaVita Reserve Estimates:** The Facilities Committee has been asked to work with the Finance Committee to review estimated repair/replacement costs in the financial reserve study. A copy of the current (31st edition) of the reserve study was provided to Committee members with a request to review.

ACTION: Follow up at next meeting.

- D. **Clubhouse Attic Cooling:** Brinkman Roofing recommended against installing a radiant barrier in the attic of the clubhouse because of the tile roof and because the

radiant barrier material can not be blown into all areas of the attic where needed. Brinkman Roofing recommended installing 5 exhaust fans at a total cost of \$5500 which is less than the cost of radiant barrier. However, the fans will use electricity and must also eventually be replaced.

ACTION: The Committee recommended the installation of 5 attic exhaust fans at a total cost of \$5500. Nancy will present this topic at the next Board meeting.

Respectfully submitted

Carl R. Weber