

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING NOTES

August 10, 2011

The meeting began at 3:00PM with the following members present: Kelley Paterno, Bob Paterno, James Warner, Benny Frank, Billy Potter, Lyle Ganucheau, Board Contact Ron Gerlach, Nancy Triggs and Dennis Akkola. Also present was Ron Lauve and Thom Paterno who have been asked to join the committee. Wayne Johnson, Fred Fargo, and Bob Stockinger were absent.

Benny Frank, Lyle Ganucheau, and Thom Paterno were introduced to the committee. Benny and Lyle will be the Co-Project Managers for the Pool Deck and Pool Refinishing project with Thom assisting them. Ron Lauve was introduced and will be the Project Manager for the Fence Replacement project.

Dennis reminded everyone that each project proposal has to be approved by the HOA Board before any contracts can be signed and gave everyone a copy of current Board policy on project management.

Kelley stated that there are currently 25 doors in process of being done and that 123 doors have been done so far this year compared to the 97 total that were done last year. Current year-to-date costs are 54% of budget. It was agreed that we would ask the Board to reassess the policy of repaying homeowners who want their own contractor to maintain the individual's door. Additionally, we will deny repayment to one homeowner who had substandard work performed on their door.

Bob indicated that the wood fence repairs are the same. Brandon is slowing down and sometimes runs three weeks or more before the fence is repaired. Ron L. discussed the status of the fence replacement program. The group decided to go forward with his plan which is to replace the fences of 93 homes in 2012. The majority of these homes were built in 2001 with a couple built in 2002. With some adjustments as needed, the plan is to replace the fences in groups or contiguous blocks regardless of which year it was built to provide efficiencies in time spent on the job and to provide better visual appeal.

Benny described the problems with the pool deck and how it might be fixed. Dennis reported that a structural engineer inspected the pool yesterday and in addition to the deck problems, he found two "hinge" cracks which need to be addressed soon. Benny noted that another engineer that he talked with indicated that both problems need to be addressed as the soil surrounding the pool has to be stabilized or fixing the "hinge" crack will be futile as the unstable soil will cause the same problems again. We will wait for the structural engineer's report before we continue.

Ron G. stated that water tests by Severn Trent show that we do have problems with water within the subdivision. The tests show that the water coming into the subdivision is OK but that the

protective chemicals are low when the water is tested inside the subdivision. He, Fred and a Severn Trent representative will meet with the city in the next couple of weeks.

Regarding the lake structure, Dennis said that Fred has asked a MUD engineer to come look at the cracks in the concrete around the lake.

Dennis also reported that all of the Stop signs that were purchased are now in place and that we need to look at preparing a Scope of Work to have several of the cluster mailboxes repainted as they are rusting.

Billy said that the cost of transitioning to High Pressure Sodium lights in the clubhouse parking lot would be about \$6,000 and that the time period necessary to recoup the cost was unknown. After discussion we decided to table the idea until lights were failing in the parking lot.

Dennis briefly reviewed some budget items for next year and indicated that the figures were preliminary. More information will be available at the next meeting.

Mark your calendars please – next meeting will be Wednesday, September 14, at 3pm at the Sales Office. If you have any topics for the next meeting, please send them to me or give me a call.

Thanks. Dennis Akkola