

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING NOTES

July 12, 2011

The meeting began at 3:00PM with the following members present: Kelley Paterno, Bob Paterno, Fred Fargo, James Warner, Bill Bell, Billy Potter, Board Contact Ron Gerlach, Nancy Triggs and Dennis Akkola. Also present was Bob Stockinger and Board Member Bill Burdick.

Wayne Johnson was absent.

Roger Valdez has resigned from the committee. He indicated that he could no longer devote the attention to the job that he felt was required. Roger has served on the Facilities Committee and other Task Forces for many years and his insights and contributions will be sorely missed.

Discussions revolved around the following items:

Bob Stockinger was asked to join the Committee and accepted. His membership will commence after acceptance by the Board.

RESIDENT FRONT DOOR VARNISHING: Kelley Paterno reported door varnishing continues as needed. She and Dennis will walk a portion of the neighborhood on Friday the 15th to gauge the condition of the doors and to inform residents about the availability of door varnishing. Kelley will address the FY 2012 door varnishing budget at the next meeting.

METAL FENCES: James Warner reported that G&G has completed the wrought iron fence repairs for this year. The contract cost was in line with our current budget allocation and these repairs should be adequate to get us through the remainder of this year. James will meet with G&G and another company to have them submit a bid to replace all wrought iron fences. This information will help us plan our budget needs for next year.

LAKE SIDEWALK EXPANSION JOINTS: James reported that the expansion joint project has been completed with 120 expansion joints repaired. He indicated that there are six to eight areas where the sidewalks have tilted at the expansion joint but we will wait for rain to assess what needs to be done. In the meantime and for safety reasons, we will look at painting or otherwise marking the tilted areas.

WOOD FENCES: Dennis reported that 29 fence repair requests were received in June and another pallet of pickets needs to be ordered. Bob is doing a great job at assessing what needs to be done where repairs have been requested. A field trip to Heritage Grand is planned to see what this HOA is doing as it replaces the fences in the addition. They have a comprehensive packet of information and are now working on their second phase

of the replacement. Dennis will also set up appointments with a couple of fence companies before next month's Facilities meeting to better estimate replacement costs using different sets of standards.

SOIL EROSION BY THE CEMENT POOL: Bill Bell and Wayne Johnson were absent. However, Ron Gerlach stated that Bill had told him that the pool drawings that we had were probably all we would get. Ron indicated that we needed more estimates on the deck repairs. We should also look at concrete bags versus forms to do the job. A portion of the job will need ground terracing around the affected pool area to eliminate future soil erosion.

SWIMMING POOL REFURBISHMENT AND RAILS: Bill Bell was absent.

STOP SIGN PURCHASE: We have purchased 24 Stop signs to replace signs that have faded and have substantial rust streaking on them. We decided to let Steve Wynn put up the signs.

WATER PROBLEMS ON PRIMAVERA: Fred Fargo used an aerial view of BellaVita and the surrounding area to show the location of water lines coming into and through BellaVita and the prospective homes that will be tested. The list of homes may be modified when he meets with the company doing the water testing and Severn Trent which will help us with presenting the data to the city. Home owners will be notified so that the testing can be done inside the homes. He will keep us informed as testing progresses.

CONCRETE CRACKING AROUND THE LAKE: Fred Fargo stated that the MUD District does have some responsibility for the lake. He is investigating MUD provisions to identify their specific responsibilities.

PARKING LOT – PHASE IN HIGH PRESSURE SODIUM LIGHTS: Billy Potter will research and assess the possibility of replacing the parking lot lights with HPS lights.

ASSESS COVERING THE POOL EQUIPMENT AREA: Bob Stockinger will research and assess possibilities to cover the pool equipment area. The goal is to lengthen the life of the pool equipment.

The next meeting will be August 8th, 2011 at 3PM.

Dennis N. Akkola