

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING NOTES

May 17, 2011

The meeting began at 3:00PM with the following members present: Kelley Paterno, Billy Potter, Roger Valdez, James Warner, Fred Fargo, Bill Bell, Board Contact Ron Gerlach, Nancy Triggs and Dennis Akkola. Wayne Johnson and Bob Paterno were absent.

Discussions revolved around:

RESIDENT FRONT DOOR VARNISHING: Kelley Paterno stated that a total of 22 homes were being worked this month. A discussion was held on how to better inform residents of the door varnishing policies in an effort to reduce the number of doors that need to be refinished versus maintained. It was decided that Kelley and Dennis would inventory all residences and a call would be made to those whose homes both qualified for maintenance and needed maintenance. This should eliminate front doors from getting so badly deteriorated that they need to be refinished.

METAL FENCES: James Warner stated that he had reviewed the wrought iron fences three times in the last month and that they are going to need substantial repairs soon. Dennis noted that two homes had requested wrought iron fence repairs in the last two weeks but have not been fixed yet as we don't have a wrought iron repair contract in place. One home has rusted gate pickets and a lower rail that has rusted away from the post. The other has a section that is leaning which is preventing the gate from closing. A next door neighbor has a gate latch that has rusted off (this was shown to us by a neighbor as it was not called in to AMI). It was decided that Nancy, Dennis and James would meet to find someone to make small repairs such as this. Additionally, it was noted that a fence task force needs to be started so that we might be able to use the same vendor to replace small sections of fence as needed.

WOOD FENCES: Dennis stated that he and Bob Paterno continue to get calls to repair fences. Some wood fences are now to the point where they really should be replaced. Dennis will make a proposal to the Board to purchase an additional pallet of 360 pickets to be used in repairing the fences.

LAKE SIDEWALK EXPANSION JOINTS: James Warner stated that he and Steve Wynn had pulled up 25 – 30 wood expansion joints from the sidewalk around the lake as they were becoming a tripping hazard. Additionally, some slabs have started to raise up at the expansion joints creating a problem. Two methods of refilling the expansion joints were noted: 1) Slab Gasket which is a rubber material pounded into the joint and 2) a sealant that is self leveling and takes 24 hours to cure. Both methods cost about the same. At \$3.00 a lineal foot, the present expansion joints could be corrected reasonably.

Dennis was requested to make a request to the Board to cover present and current year expected expenses for the expansion joints of \$1,000.

SOIL EROSION BY THE CEMENT POOL: Bill Bell said there is no change from last month. He, Fred Fargo, Wayne Johnson, and Ron Gerlach will continue to pursue the matter.

HOUSE PAINTING FOR 2011: Billy Potter stated that the project was down to the punch list phase. All homes have been painted for the year and about 20 homes remained to have back doors painted. Punch list items are minor. Nancy presented a draw requested by the contractor for \$60,000 which was approved by both the project manager and the committee chairman.

DAMAGED CURBS IN SECTION FIVE: A resident concern noted that some of the recently repaired curbs in Section 5 were starting to fail. A list of five damaged repairs will be sent to the contractor. Nancy will send the list through AMI.

CABLE, ELECTRIC AND TELEPHONE BOXES: A resident expressed concern about the boxes around the lake needing to be cleaned up and painted. After discussion, it was decided to pursue this concern further at the next meeting.

The next meeting will be June 14, 2011 at 3PM.

Dennis N. Akkola