

Facilities Committee Meeting

Date: August 28, 2014 @ 2:00PM

Present: Benny G., Dorothy B., Tom R., Nancy T., Bob S., Bill B., Billy P., Tom P., Bob P., Don J.

Absent: Lyle G., Rex H., Ron L.

Meeting opened with comments from our committee board liaison Benny Frank. Bill B offered additional comments on the 2015 budget. Bill informed us that the HOA board was in the process of reviewing budget numbers.

Nancy provided the committee facility updates on O&M issues. License plate reader was discussed. The lake vegetation seems to be under control for now but Nancy would like to see a good rain to flush the lake. The wet lake received three treatments to kill vegetation. The lake was additionally treated to stop a second vegetation or plankton from growing. Fountains have not had grass plugging issues since the lake treatment. Fountains are over 14 years old and will need replacing or rebuilding at some point in the future.

The committee discussed the gate PM program that was started last year. Nancy is not seeing a PM check list the gate repair people are supposed to be filling out for our review and their documentation. Facilities will need to make sure this is happening.

The Call Box operation is still being monitored via computer by our H&R Operators and manufacturer. The question was asked if the Beta Call Box is ours to keep and Nancy reported it is. No progress has been noted on the sun glare on the Call Box screen. Still some issues with phones and their ability to open gates as well as name identification.

Nancy continues to replace old technology light bulbs with LEDs as the old incandescence or florescence bulb burns out. There are also some test areas that are being monitored.

The #12 A/C unit was out of service for day or two while a leaky condensate pan and transformer was repaired/replaced. The drip pan water apparently ran down into the connection box that houses the LV transformer and caused it to short out. Repairs have been made.

The committee discussed the installation of upgraded thermostats such as Center Points Next model. Some of the committee thought it made sense to relocate the thermostat currently in the library to the large meeting room. No consensus was reached on the possible change out of the existing thermostats. It was suggested a change out of one the existing stats for starters and see if this is an improvement over the operation of existing stats.

It was pointed out that there is thought to be an apparent problem with a water leak under the pool deck. Leak thought to possibly be at one of the pergola support post anchor points.

Nancy has called for the company who installed the shade to come out and open this column for a visual inspection for any water leaks.

Don gave the report on front door maintenance. There have been a total of 128 doors serviced to date this year. The board recently approved a second coat of varnish to any door that is stripped and refinished. An estimated 165 doors will be service this year.

The committee was informed of some issues with the reservoirs have been identified. We are waiting for the MUD board to approve all costs associated with inspections and identified repairs that are within MUD's area of responsibilities. Areas being looked at from an HOA perspective are the retaining wall that surrounds the entire wet lake as well as the concrete erosion control apron that is showing some cracking problems. There is also a concern for the Lake overflow/outfall discharge piping and small tree/trees that are growing on top of this overflow.

Nancy reported that 62 homes were painted this summer. The committee was advised that a 10 year paint cycle is being discussed. It appears like there are some savings in do so. Committee was advised there is more work to do on this cycle change.

Billy Potter reported on the fence progress in Ron's absence. Contractor is working on steel fences around the lake area homes on N. Primavera Drive. The HOA will be responsible for all fence measurements in the future and the contactor has agreed to accept HOA numbers for payment. There is going to be a fence forum for Bellavita and Villa Verde residents to resolve the shared fence issue towards the end of September.

The committee heard a report from Tom Rohwer on the status of the storage project. Tom reports he has assembled a committee of 11 and plans on getting this committee together September 4th. This committee will be discussing actual needs for storage, types of articles to be stored by all involved as well as volumes. Multiple types of storage structures and costs will be considered and discussed before any final decision is made by the committee. Once the committee is in agreement, a recommendation will be presented to the HOA board for approval. The question was asked if the HOA board has approved Tom as the facilitator or project manager, the selected committee as well as naming Benny as the board liaison. It was reported by Benny and Bill that this hasn't been done yet and will be handled by electronic voting or at the September board meeting. Tom will send the committee a list of names who are involved on the storage committee.

Tom R. reported on the A&C canopy progress. Tom reports he is ready to draw up definitive drawings to present to the ARC for their input and approval.

The committee discussed the possibility of installing more shelves in the ball room storage room. It's believed that a few more shelves could be added but Nancy cautioned about the need to store tables and chairs and access to these items.

Budgets for 2015 were briefly discussed. Don passed out budget documents he had prepared for all to review and comment on if interested.

An update on sidewalk repair was given to the committee. Don explained where we were at with this project with numerous concrete sections raised and expansion joints to be repaired. Don informed the committee he believes this will be an on-going project each year with the types of soil we have in this area.

Don passed out copies of his plan for assignment of members to various sub-groups. Each sub-group of approximately 3 members would be responsible to monitor and make recommendations for a specific major project area. Don believes that this would give some continuity to our committee's responsibilities. All members were asked to review this information and an open discussion will be had next meeting about the possibility of implementing this arrangement.

Meeting adjourned a 3:45PM