

***Facilities Committee Meeting Minutes
Tuesday, May 8, 2018 - Sloan Clubhouse***

Co-chairperson Maria Derbyshire called the meeting to order at 7:02 pm.

Approval of Minutes - The minutes of the April 10, 2018 meeting were approved.

Treasurer's Report – Mary Ann Chism – after reimbursements for hose reels, air fresheners, shower mats, cash on hand is currently \$148.25.

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
 - Sloan – Bruce reported pool and spa are running fine
 - The indoor pool deck has been spot painted
 - Both outdoor pools were uncovered on 4/30 and placed into operation.
 - Sloan outdoor pool had the chlorinator pump motor replaced. New filter inserts (8) were purchased for replacement use later in the season.
 - Some of the outdoor pool furniture has been put out for early season pool-users
 - Rust removal and spot painting of Sloan upper deck furniture is planned for June.
 - Neil Hartenstein will be primary pool point of contact for the remainder of May. He will coordinate the setup of the remaining furniture and the “official” pool opening after the Sloan clubhouse power washing.
 - RH Pool – Jim Bowman reported that Regency outdoor furniture setup is planned for 5/18.

2. **Gates** – Richard Houghton/Maria Derbyshire – No issues
3. **Repairs** – Gary Wahlers/Jamie Moran
Sloan –
 - There is a problem with a door closer in Sloan (bottom of stairs leading to hallway) – fluid is leaking.
 - The crash bar on the door to the Sloan indoor pool is loose. Gary will have to remove the bar in order to repair it.
 - Ron Thompson e-mailed Maria to report that the horseshoe pits need new sand and plywood covers. Maria asked Gary Wahlers to take care of this.
4. **Exercise Rooms** – John Kerns/George Hager - no issues
5. **Tennis/Pickleball Courts** – Tony Kelch – Courts are now open and being used.
6. **Night Watch** – Jim Varvaris/Bill Sirocky – no issues in either clubhouse
7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 - Sloan – no issues; one rental in July; RH - no rentals at this time
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe
 - Maria reported in Ron's place. Ron has received reports from the various committees; he is missing only two and they will be in soon. He will put together a report for the next Facilities Committee meeting.

Old Business

1. **Status of carpet cleaning** – Maria Derbyshire reported that on May 3 Angelo's Carpets completed the cleaning of the carpets in both clubhouses.
2. **Power washing of both clubhouses and Gazebo** – Maria Derbyshire reported that I Do Windows will power wash both clubhouses and the gazebo on Thursday, May 17. Jack Mulhall has offered his water and electric outlets for the gazebo cleaning.

3. **Opening of both outdoor pools** – Pools are open but the water is cold. The plan is to move furniture on 5/18 (RH) and 5/19 (Sloan) after the power washing. Volunteers will be enlisted.
4. **Railings on Sloan Clubhouse top deck** – John Ruser came to inspect and is ordering a part for the top rail. It will be aluminum which should be more durable than vinyl.
5. **Update on water issue in handicap stall/Sloan ladies room lower level** – Maria Derbyshire reported that the water issues continue and the puddling is more widespread. Diane Bidy has made an appointment with a plumber to inspect the drain on Monday, May 14. The shower will be closed until the situation is resolved, and Maria will send out a RAP Flyer alerting the community.

New Business:

RH Yoga Class on Tuesday mornings at 8:15 AM – presented by Maria Derbyshire.

The RH Gym and the yoga class share a space on the lower level of the RH Clubhouse. Due to differences between gym users and yoga participants relative to preferred thermostat settings, there have been ongoing complaints and at two confrontations. It was noted that in other parts of the community, a common area is at times reserved for exclusive use of participants in a given activity – the indoor pool, for example, is closed for water aerobics and water volleyball during certain hours. Maria proposed that the RH gym be closed on Tuesday mornings for 2 hours so the space can be used for yoga participants. There followed some discussion on the matter.

- A motion to close the gym on Tuesday mornings from 7:30 to 9:30 was approved by a vote of 12 in favor/4 opposed. The recommendation will be sent to the Board for approval.

Liaison Reports:

Finance Committee Liaison – Lee Liebler - Next meeting will be 5/21. Through March 31, income is on budget.

Recommendations for investing some reserve funds in 5-year CDs will be sent to the CAB.

Community Association Board (CAB) Liaison –Tom McCarthy

- Asphalt Maintenance has started concrete work throughout the community to repair areas that were identified last Fall. About 40 blocks, parts of several driveway aprons and one complete apron are being replaced. The works should be completed this week.
- Exterior painting in Phase 3 has begun.
- The musty odor in the Regency Hills clubhouse persists. Diane has contacted a couple of companies, and the Board has decided to contract with Air Care & Restoration to test for mold. If the report is positive for mold, we will need to address it. If the mold tests are negative, the company will be asked to perform further testing for other possible issues or contaminants.

The next meeting will be Tuesday, June 12, at 7pm at the Sloan Clubhouse.

Meeting was adjourned at 7:32 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Jim Bowman, Mary Ann Chism, Ernie Fuchs, George Hager, Neil Hartenstein, Richard Houghton, Jerry Iskin, Tony Kelch, John Kerns, Lee Liebler, Dave Lowe, Joe Malone, Lynn Morozin, Bruce Potter, David Price, Bill Sirocky, Dave Slipakoff, Frank Vibbert, Gary Wahlers, Peg West

Liaisons: CAB - Tom McCarthy; Finance – Lee Liebler

Guests: Ken Larson, Ileana Quintana, Rich Bergeman, Clancy

Potter