

Facilities Committee Meeting Minutes
Tuesday, May 14, 2019 – Regency Hills Clubhouse

Co-chairperson Maria Derbyshire called the meeting to order at 7:01 pm.

Approval of Minutes - The minutes of the April 9, 2019 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$218.42

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
 - Sloan (Bruce) – Furniture is out and pool will be opened as soon as water readings are satisfactory.
 - RH (Jim) – pool furniture to be put out this Friday. No issues.
2. **Gates** – Richard Houghton/Maria Derbyshire
 - Richard Houghton reported that he has replaced a bulb at the Fairmount gates.
3. **Repairs** – Gary Wahlers/Jamie Moran
 - No report; no new issues
4. **Exercise Rooms** – John Kerns/Bill Sirocky – No issues.
5. **Tennis/Pickleball Courts** – Courts are open and in use as weather has permitted. Tony will order a new tennis roller to replace one that is no longer satisfactory.
6. **Night Watch** – Jim Varvaris/Bill Sirocky – No issues
7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 - Sloan – one rental in June and two in July; RH – one rental in June and one in August
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe – Ron has received all checklists back from the many FC volunteers. He is consolidating results and will send his report to the committee to determine what actions should be taken on various issues

Old Business

1. **Sloan gym – recumbent bike** – John Kerns reported that the bike has been repaired satisfactorily.
2. **Clubhouse Rental Rules** – Maria Derbyshire reported the revised rules have been approved by the Board and are now posted on the RAP website.
3. **Status of RH Gate** – Maria reported there is no new information; estimated date of installation unknown.
4. **Replacement of Slings for Outdoor Furniture** – Bruce Potter plans to complete one lounge chair before the May 23 open Board meeting.

New Business:

1. **Oven at RH:** Maria reported that the glass in the door of the RH oven shattered during a self-cleaning cycle, sending broken glass out through the vent. Maria contacted the manufacturer. They were most concerned about possible injuries (none, except cut hand from glass cleanup). Repairs have been completed. Although the manufacturer denied any known problem, it is recommended that residents not run the self-clean cycle to prevent a recurrence.
2. **Change Gate Closing Times Eden and Fairmount:** Maria read a proposal from Todd Welsh asking that the closing time at the Fairmount and Eden gates be changed from the current 8 pm to 10 pm. He argued that this change would make it easier for both residents and guests to access the community during evening hours. There followed some discussion during which it was noted that the Phase 4 gates have always been open between the hours of 6 am and 10 pm. A motion was made to adjust the Eden and Fairmount gates times to be consistent with the Phase 4 gate times – that is, open from 6 am to 10 pm. The motion carried and the proposal will be sent to the Board for further action.

Status:

1. **Window washing at both Clubhouses** has been scheduled.
2. **Carpet cleaning at both Clubhouses** has been scheduled.

On Hold

1. **Landscape Lighting – Sloan Clubhouse** – Frank O’Connor and Tony Kelch are continuing to work on this project.

Community Association Board (CAB) Liaison Report – Tom McCarthy

- The May 23 evening Board meeting will be an open meeting.
- Phase 3 mailboxes are scheduled for replacement this year.
- Wifi extender in the Sloan clubhouse has been reset following a Comcast upgrade.
- Moisture penetration – Sloan clubhouse: Mary Kay has been asked to get estimates to correct flashing issues that have allowed moisture to penetrate.
- Phase 1 road sealing: Macadam, the contractor we have used to seal cracks in our roads, has said that the condition of Phase 1 roads is such that crack sealing is not sufficient and all of the roads should be resurfaced. Our reserve study suggests Phase 1 resurfacing in 2024. The Board asked Mary Kay to obtain opinions from other contractors about options for repair/resurfacing all or portions of Phase 1 roads.

Additional Item: Due to scheduling conflicts for the planned September 10 and October 8 FC meetings, the chairs will propose a new date for a combined September/October meeting.

The next meeting will be Tuesday, June 11 at 7 pm at the Sloan Clubhouse.

Meeting was adjourned at 7:30 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Frank O’Connor, Jim Bowman, Mary Ann Chism, Ernie Fuchs, Richard Houghton, Tony Kelch, John Kerns, Lee Liebler, Dave Lowe, Joe Malone, Bruce Potter, Rhonda Salvucci, Bill Sirocky, Ron Thompson, Frank Vibbert, Peg West

Liaison: CAB – Tom McCarthy