

Facilities Committee Meeting Minutes
Tuesday, April 9, 2019 – Sloan Clubhouse

Co-chairperson Frank O'Connor called the meeting to order at 7:00 pm.

Approval of Minutes - The minutes of the March 12, 2019 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$299.47

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
 - Sloan (Bruce) –
 - Since the last meeting Bruce ordered and received back slings for the 2 loungers needing repair. He intends to replace slings on both and will report at the next meeting.
 - Bruce has asked Grube to clean the indoor pool deck on April 24. He will touch-up paint the deck after that.
 - Bruce has asked Grube to schedule the pool opening process for both outdoor pools for May 13 or later.
 - Neil Hartenstein and Bruce Sieving will monitor the indoor pool and spa for the next couple of weeks while Bruce is away
 - Pool filter cartridges have been replaced in the indoor pool and water clarity has greatly improved. Cartridges are in stock for the spa, to be installed when needed, and for both outdoor pools, to be installed as part of the opening process.
 - RH (Jim) – no issues.
2. **Gates** – Richard Houghton/Maria Derbyshire
 - No issues. Frank noted that there may be a light out on the Fairmount gates
3. **Repairs** – Gary Wahlers/Jamie Moran
 - Sloan: Gary moved the coat hooks from inside the yoga room to the hallway outside. The outdoor gates to the Sloan outdoor pool need to be adjusted and Gary will be working on this.
 - RH: Jamie – one of the trash gates was swinging noisily during a recent windy night. The post to the gate is installed in dirt and should be reinstalled in concrete. All hose bibs have been turned on – no problems.
4. **Exercise Rooms** – John Kerns/Bill Sirocky – No new issues. *(See Old Business for report on recumbent bike)*
5. **Tennis/Pickleball Courts** – Tony Kelch reports that pickleball nets are up. One of the tennis rollers did not survive winter storage well and should probably be replaced. There is a crack between the two tennis courts (not on the field of play) that should be repaired before next winter to prevent additional deterioration.
6. **Night Watch** – Jim Varvaris/Bill Sirocky – No issues
 - Frank reported that during a recent windy night one of the Sloan front clubhouse doors blew open, triggering an alarm and police response. Tony Kelch and police found nothing amiss in the clubhouse, but note that it is important that the door be fully latched to prevent this kind of occurrence.

7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 - Sloan – no rentals; RH – no rentals
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe –
 - Ron reported a good response to his request for volunteers. Assignments and checklists have been distributed. Reports are due back to Ron a month; he will consolidate and report to the committee.

Old Business

1. **Status Ladies' Shower - Sloan clubhouse** – Frank O'Connor reported that John Ruser completed repairs a couple of weeks ago and the problem appears to be resolved. No ponding or puddling has been observed.
2. **RH Clubhouse Painting** – Maria Derbyshire reported that Joe Hill will begin painting on July 1 using the same colors, and fixing all cracks and nail pops. The bathrooms will be done first so they will be available for pool users. She anticipates that activities in the clubhouse will be cancelled during the week the work is done.
3. **Sloan clubhouse recumbent bike repairs** - John Kerns reported that the repairman has installed the new parts, but the bike is still not fixed. It continues to make noise.
4. **AED at RH** – Maria reported that the battery is dead. The AED has been removed from the cabinet. Board is still making a determination about what to do about both AEDs, so no corrective action is being taken at present.

New Business:

1. **Clubhouse Rental Rules:** Maria sent out copies of the proposed new rental rules to the committee members via e-mail. Bulleted format should be more user-friendly. Maria moved for acceptance of the updated rental rules as presented. Tony Kelch seconded. Motion passed unanimously.
2. **Change Gate Closing Times Eden and Fairmount:** Todd Welsh was not present, so this discussion was tabled for a later meeting.

Updates:

1. **Status of RH Gate** – Vendor has said it will be approximately 3 more weeks before the new gate is in.

On Hold

1. **Landscape Lighting – Sloan Clubhouse** – Now that the weather has broken, Frank and Tony will resume this project.

Community Association Board (CAB) Liaison Report – Tom McCarthy

- Reimbursement for Gates: Replacement cost is \$5,796. The driver's insurance company has offered \$5,000. At the recommendation of our attorney, the Board has sent a Demand Letter to State Farm requesting full reimbursement.
- Grassy areas between curb and sidewalk – in a number of these areas settlement and/or holes have developed, creating an eyesore and potential hazard. Landscape committee has negotiated with Outside Unlimited for a price of \$7,000 to repair all such areas throughout the community.
- As of the end of March the Board has projected spending \$105,000 for snow removal. To date, with all invoices in, the total is \$104,052.

- Maria asked about the status of repair/replacement of Sloan Clubhouse doors. Tom reported that Mary Kay will be getting more estimates.

Additional Item: Tony Kelch asked if consideration could be given to purchasing a soundbar and subwoofer to enhance the audio on the new TV in the Sloan Clubhouse. The old TV had both. He estimates the cost would be about \$350. Tom McCarthy commented that the actual cost of the new television was less than the 2019 budgeted amount, so there may be some funds available. Maria will get estimates.

The next meeting will be Tuesday, May 14 at 7 pm at the Regency Hills Clubhouse.

Meeting was adjourned at 7:33 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Frank O'Connor, Jim Bowman, Mary Ann Chism, Ernie Fuchs, Neil Hartenstein, Richard Houghton, Tony Kelch, John Kerns, Lee Liebler, Dave Lowe, Joe Malone, Doris Moran, Jamie Moran, Lynn Morozin, Bruce Potter, Dave Price, Rhonda Salvucci, Bill Sirocky, Ron Thompson, Jim Varvaris, Frank Vibbert, Gary Wahlers, Peg West

Guest: Nino Morello

Liaison: CAB – Tom McCarthy