

Facilities Committee Meeting Minutes
Tuesday, November 13, 2019 – Regency Hills Clubhouse

Co-chairperson Frank O'Connor called the meeting to order at 7:01 pm.

Approval of Minutes - The minutes of the October 1, 2019 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$214.03

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
 - Sloan (Bruce) – New dial in the spa: users should be aware that there is a 30-second delay between setting the dial and the heater coming on.
 - RH (Jim) – all fine
2. **Gates** – Richard Houghton/Maria Derbyshire – Frank repaired a few lights at the Sloan gate. All good at RH.
3. **Repairs** – Gary Wahlers/Jamie Moran
 - Sloan:
 - Gary reported peeling paint on the clubroom ceiling, probably due to past water intrusion. Suggested getting a contractor in to look at it.
 - Blinds are difficult to raise. Gary made a temporary fix by tying the cords in a knot. Larger problem is that the blinds are old and likely to fail in the next couple of years. Under new safety regulations corded blinds are no longer being sold. It may be necessary to purchase new blinds in the next year or so.
 - Tables: Another metal leaf support has broken. Gary has contacted the table company for a quote for a half dozen support pieces to fix the two currently broken tables and have a few spares.
 - Regency Hills:
 - Jamie reported that seasonal turn-off and draining of hose bibs has been completed.
 - Indoor chairs: Jamie has tightened arms replaced missing glides on a number of chairs.
 - Outdoor light fixtures: Jamie has replaced bulbs and cleaned light fixtures around the clubhouse.
4. **Exercise Rooms** – John Kerns/Bill Sirocky – No issues.
5. **Tennis/Pickleball Courts** – Courts remain open while the weather is still favorable for use.
6. **Night Watch** – Jim Varvaris/Bill Sirocky – Sloan: dripping faucet in the kitchen. Plumber will be called.
7. **Pre/Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism – Sloan - no parties scheduled; RH – one party scheduled in November.
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe – Frank reported that all issues have been addressed or are in process.

Old Business

1. **Update - slings for outdoor pool furniture – Sloan** – Maria Derbyshire – Fenton Mejia has picked up the Sloan pool chaise lounges for refurbishment. We should get them back in February or March.

2. **Status of Eden and Fairmount Gatehouse repairs** – Maria – John Ruser has replaced the doors on both gatehouses. Maria asked Mary Kay to check with him about disposal of the old doors. Frank mentioned that there is a sprinkler head just outside one of the gatehouses that may have spraying the door; we will look at this in Spring when the sprinklers are turned back on. If necessary that sprinkler head can be shut off.
3. **Status of fence post replacement Phase 2 pond and fence rail replacement – RH - Frank** – Work has been completed.

New Business: None

Community Association Board (CAB) Liaison Report – Tom Davis

- Sloan Clubhouse Repairs: Water intrusion remediation repairs have been completed, and French drain was installed to keep water away from the foundation. Total cost was in the \$30,000 - \$32,000 range.
- Board has completed the 2020 Budget.
- Board approved the purchase of 24 new chaise lounges for the RH pool.
- Reminder of Annual Homeowners Meeting at the Blackrock Firehouse on Wednesday, November 20.
- Frank mentioned that the three sycamore trees near the pool had been removed, but the stumps remain. He asked if stump grinding/removal was part of the contract. It will be necessary to remove them so new trees can be planted.

The next meeting will be **Tuesday, December 10 at 7 pm** at the Sloan Clubhouse.

Meeting was adjourned at 7:23 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Frank O'Connor, Jim Bowman, Mary Ann Chism, Lee Liebler, Dave Lowe, Joe Malone, Jamie Moran, Lynn Morozin, Bruce Potter, Dave Price, Bill Sirocky, Dave Slipakoff, Gary Wahlers, Peg West

Liaison: CAB – Tom Davis