

**Facilities Committee Meeting Minutes**  
**Tuesday, April 13, 2021 – Sloan Parking Lot**

Co-chairperson Maria Derbyshire called the meeting to order at 4:01pm.

**Approval of Minutes** - The minutes of the October 12, 2020 meeting were approved.

**Treasurer's Report** – Mary Ann Chism – cash on hand is \$193.59

**Subcommittee Reports:**

1. **Pool/Spa** – Frank O'Connor/Jim Bowman – Work continues on the indoor pool; the pool will be filled when work is complete. Both Sloan and RH outdoor pools have been uncovered and filled.
2. **Gates** – Richard Houghton/Maria Derbyshire – No issues
3. **Repairs** – Gary Wahlers/Jamie Moran. Gary installed 4 door stops in the Sloan Clubhouse; he also purchased 3 table levelers to try out on clubroom tables. RH: Jamie replaced 2 failed emergency lights and 2 elevator lights and corrected some landscape light issues.
4. **Exercise Rooms** – John Kerns/Bill Sirocky – Maria (for John) reported that 4 batteries were replaced in machines in Sloan. Bill reported that annual maintenance has been done on RH equipment.
5. **Tennis/Pickleball Courts:** Tony Kelch – Courts are open for tennis. Pickleball nets will remain in storage until Board approves resumption of play. Courts are in good shape.
6. **Night Watch** – Jim Varvaris/ Doug Loutzenhizer. Sloan – no issues. RH – more volunteers are needed; Doug will send out another request.
7. **Pre/Post Inspections** – Lynn Morozin/Doris Moran/Mary Ann Chism – nothing scheduled
8. **Common Facilities Inspection** – Ron Thompson/Dave Lowe. In process. Ron noted that last year many fences were repaired. There is a window in the RH ladies' room with a broken seal needing replacement (likely under warranty). Electrician has been asked to look at and repair various lighting issues.
9. **Concrete and paving (depressions)** Bill Sirocky – Inspection in process. Phase 1 not yet completed.

**Updates from last meeting**

- Routine gym equipment inspection – Maria - completed in March.
- Status of refinishing indoor pool deck at Sloan Clubhouse – Frank –
- Update on the cleaning handrails and steps and acid washing of coping stones caulking around perimeter at indoor pool and spa, clean, and refill both – Frank - intention is to have Bennington here no later than May 17
- Window cleaning – both clubhouses—Maria – to be done April 23
- New updated Pool signage installation—Maria – the new, more detailed signs for all 3 pools are ready and will be installed prior to opening
- Landscape lighting project for RH and Sloan –Maria – AQM installed new lights on RH Drive near the RH clubhouse. Pristine Green will install new lights on either side of the main Sloan clubhouse doors.
- New Blinds at Sloan Clubhouse – Maria – Yocum Blinds installed new blinds in the Clubroom in March
- Status of door replacement at Sloan – Frank – A contract has been signed for replacement of the following doors/doorframes at Sloan: main front doors, double doors from clubroom to deck, and door from kitchen to deck. Double doors from indoor pool area to outdoors will be repaired.
- Status of power wash and staining Guardrail along Copley Road – Maria – I Do Windows power washed and removed flaking paint. Joe Hill (painter) will meet with Maria to recommend best treatment.
- Update on restoring entrance signs at all three entrances – Frank – contract to repair stucco has been given to Merman . Toll Brothers lettering will be removed as part of the restoration.
- Putting green update – Maria – 2 bids were obtained: first was \$20,000+ for complete renovation and improvement; second from a company called LFI was \$5,147.35 for a comprehensive restoration. The

recent survey indicated that relatively few people use the putting green, though it was noted that usage might be higher if it were in better condition. There is a concrete slab under the carpet. Discussion followed about whether an alternative use for the area might make more sense.

- Motion to restore the putting green using the bid from LFI & Co for \$5,147.35 carried by a 9-7 vote. Recommendation will be sent to the Board

#### **Budget items to be completed:**

- Rug cleaning at both clubhouses – Maria – will happen after completion of all other clubhouse projects.
- Pool work to be done 2021 - Maria - new automation system for indoor pool; raise spa heater off of the floor in the mechanical room; install 80 PVC on heater and replumb areas with patch putty; replace pool motors outdoor Sloan pool and RH pool with 5HP variable speed energy-efficient motors; replace 2 multiport valves at RH pool.

#### **New Business:**

- Sub-Committee Reopening Amenities report – Maria – report was sent to the Board; Tom Davis will discuss

#### **Community Association Board (CAB) Liaison Report** – Tom Davis

- Tom reported that the Board met yesterday to discuss the reopening recommendations submitted by the subcommittee. The report was thorough and well prepared; detailed guidelines were provided for each activity/amenity. The Board asked subcommittee to rework, providing rules rather than guidelines. The Board will discuss further. No decisions are final at this time but some broad parameters are:
  - Compliance Monitoring – residents will be asked to self-monitor.
  - Waivers – each resident using the amenities will be required to sign a COVID-specific waiver that has been prepared by legal counsel
  - Residents only – no guests will be permitted. The HOA does not have the ability to enforce vaccination, but survey indicates that a large percentage of residents have been or plan to be vaccinated. This mitigates much of the risk. We are unable to control this factor in guests.
  - As circumstances change, the rules will likely change
  - Amenities will not be opened all at once, but rather in a phased way. Board is currently considering target dates for each amenity, and these dates will be communicated when final.
- Tom noted that though clubhouses have been closed, a lot of work has been done in the last six months – notably, new dry sprinkler system in Sloan, new roofs on both clubhouses. Insurance from the July 2020 hailstorm damage claim covered much of the cost of the roofs.

The next meeting date has not yet been determined.

Motion to adjourn Jim Bowman, second Gary Wahlers. Meeting was adjourned at 4:38 pm

Peg West, Secretary

**Attendance:** Members: Maria Derbyshire, Frank O'Connor, Jim Bowman, Mary Ann Chism, Ernie Fuchs, Richard Houghton, Tony Kelch, Doug Loutzenhizer, Dave Lowe, Doris Moran, Jamie Moran, Dave Price, Bill Sirocky, Ron Thompson, Jim Varvaris, Frank Vibbert, Gary Wahlers, Peg West  
Liaison: CAB – Tom Davis