

FACILITIES MEETING Minutes – January 11, 2022 - RH Clubhouse

The meeting was called to order at 7 p.m. by Co-Chair Maria Derbyshire. Maria introduced Tom Wellman as Board Liaison and Dave MacFarland as the new RH repair person. She thanked Frank Vibbert, Dave Price, Jamie and Doris Moran for their years of service on the FC. We give our condolences to Juanita Bowman on the death of her husband, Jim, who served on this committee for several years.

Approval of Minutes – The minutes of the October 12, 2021 meeting were approved.

Treasurer's Report – Mary Ann Chism - \$247.37 balance and receipts being submitted to property manager for replenishment.

Sub-Committee Reports:

1. **Pool/Spa** – Frank O'Connor (Sloan)- There was a power outage which affected the Dectron unit (pool heater and spa). This was corrected and the indoor pool and spa are up and running. Occasionally, the water needs to be topped off.
2. **Gates** – Richard Houghton – problem with gates closing during the day after a power outage requiring flipping the switch and pulling the lead on the battery. There is another problem with the Eden Visitor gate closing during the day. The gates are disconnected now and gate contractor called. There was consensus that perhaps we should discuss with Jeff Bevan getting a new gate contractor. Maria reported no problem with the RH gates.
3. **Repairs** – Gary Wahlers/Dave MacFarland – no issues. Dave will check the bathroom deodorizers at RH.
4. **Exercise Rooms** – John Kerns/Bill Sirocky – no issues at either gym
5. **Tennis/Pickleball Courts:** Tony Kelch – All equipment stored for the winter. New pickle ball nets ordered and Tony will also purchase a new roller.
6. **Night Watch** – Jim Varvaris/Bruce Quigley – No issues. Bruce stated that RH is covered through May.
7. **Pre/Post Inspections** – RH- Mary Ann Chism N/A at this time
8. **Common Annual Facilities Inspection/concrete/depressions** – Ron Thompson reported that 12 open items at RH have been completed. The window in the RH ladies room will be replaced in the next week. There were 41 open items at Sloan and most have been completed. The cover on the horseshoe pit will be fixed/replaced in the Spring. Bill Sirocky reported that the concrete work has been completed.

Old Business: None

Updates – the following were reported:

- **Budget Items for 2022 approved by the Board – Maria**
 - Refurbish** entrance signs scheduled to begin on April 11th weather permitting.
 - Paint** all woodwork in the indoor pool scheduled for May 2nd (indoor pool will be closed for several days prior and after so that the paint dries.
 - Purchase** 2 tables and 8 chairs for Billiard Room to replace 4 upholstered chairs and round table.
 - Spring:**
 - Parking lot line painting at both clubhouse parking lots
 - Power washing of both clubhouses and pools decks
 - Carpet cleaning – both clubhouses
 - Indoor pool deck will be cleaned and recoated

- **Frank – Gillespie Electric** completed vent motor in Sloan kitchen, still waiting for sensor light in hallway when getting off elevator at Sloan-lower level, installed new sensor on the flag light at Fairmount. GFI replaced at Phase 2 gate.

Frank also reported that there is a leak in a small tube in the dry system in the Nitrogen panel. The old system has kicked in so that the Sloan clubhouse still has fire protection. A new tube has been ordered by our contractor. The security system for that clubhouse is still down. Waiting for our contractor to replace a part. He should be here this week. The Board approved Pristine to work on the landscape lighting at Sloan and to replace the landscape lights along Fairmount. Waiting for parts.

Maria – Gillespie Electric has completed installing 4 new GFI outlets at RH (front porch and back porch).

New Business:

- Patriotism Committee is now a sub-committee under the FC. The person in charge of committee is a member of the FC and he will enlist volunteers to help put out the flags throughout the community on various holidays. Nothing changes with committee. Ray was worried about volunteers if one was hurt. He was assured by the Board that they were covered under the HOA insurance policy, however we felt that it would be better if placed as a sub-committee under the FC. **This will officially be approved by the Board at their January 27th meeting.**

Liaison Report: Community Association Board (CAB) – Tom Wellman – nothing to report. The Board’s next meeting is January 27th.

Questions/Discussion – Rich Houghton asked if there was ever consideration to purchase a few benches to be placed around all three phases on the common areas so that walkers can sit and rest or residents can sit and relax. It was agreed that we would look into pricing and placement and would place on the FC budget for 2023. It was also brought up about trail maintenance. This is a Landscape Committee issue. Tom Davis reported that the Landscape budget now has a line item for trail maintenance.

There being no further business, a motion was made and seconded to adjourn the meeting at 7:30 p.m.

Maria T Derbyshire
FC Co-Chair and acting Secretary

Members present: Frank O’Connor, Maria Derbyshire, Jim Varvaris, Bruce Quigley, Bill Sirocky, Rich Houghton, Dave MacFarland, Dave Lowe, Ron Thompson, Gary Wahlers, Tony Kelch, Mary Ann Chism.

Board Liaison: Tom Wellman
Board Member: Tom Davis