

**Facilities Committee Meeting Minutes**  
**Tuesday, June 14, 2022 – Sloan Clubhouse**

Co-chairperson Maria Derbyshire called the meeting to order at 7:00 pm.

**Approval of Minutes** - The minutes of the April 12, 2022 meeting were approved.

**Treasurer's Report** – Mary Ann Chism – cash on hand is \$269.38

**Sub-Committee Reports:**

1. **Pool/Spa** – Sloan (Frank O'Connor) – Frank replaced the water thermostats in the indoor and outdoor pools and the spa. One of the underwater lights in the outdoor pool is not operating: it has been reported to Bennington. One of the exit doors from the indoor pool area to the outdoor pool deck is not operating properly, apparently due to sensor and crash bar issues. Frank is troubleshooting with appropriate professionals. RH (Maria) – no issues.
2. **Gates** – Richard Houghton/Maria Derbyshire – no issues
3. **Repairs** – Gary Wahlers Dave MacFarland – see Item 8/Common Annual Facilities Inspection
4. **Exercise Rooms** - Maria (for John Kerns) Sloan – no issues; /Bill Sirocky – RH – one of the televisions is not operating properly; working to resolve the problem.
5. **Tennis/Pickleball Courts:** Tony Kelch – Nets are fine. One of the tennis rollers was replaced.
6. **Night Watch** – Jim Varvaris/Bruce Quigley - all good
7. **Pre/Post Inspections** – Sloan – Leslie Davis; RH- Mary Ann Chism – no rentals
8. **Common Annual Facilities Inspection** - Ron Thompson met with the FC chairs and the Repairs subcommittee to discuss findings. Approximately 25 items were divided among Gary W, Dave M, and Jeff Bevan. Maria brought up 2 specific items: (1) the split rail fence at the Fairmount entrance to Phase 1 is in disrepair. As it is a protective barrier for the culvert, Jeff will look into having it fixed. (2) at the RH clubhouse, above the steps to the gym there are 2 light fixtures, one of which has been blinking for a year. Changing the bulb is extremely difficult due to the location. The committee is looking at possible solutions which may involve putting new fixtures in a more easily accessed place. More to come.
9. **Concrete/depressions** –Bill Sirocky – inspection is in process
10. **Patriotism at Regency** – Ray Buckley – Ray noted this committee was initiated in 2014 when he proposed that flags be purchased and placed throughout RAP. The Board approved and flags were fully funded by residents' donations. Many of the initial volunteers continue to place flags at mailboxes and entrances on patriotic holidays. Rich Houghton mentioned that the flag he places on the Copley/Peters entrance is half hidden due to trees having grown. Frank said that he and Bob Derbyshire take care of lowering the large Sloan and RH flags to half-staff when called for.

**Completed Items (Maria)**

- Double doors in Sloan clubroom going out to deck – darkening window film has been applied by Gary Wahlers and Bob Derbyshire.
- Painting of the woodwork and doors at the indoor pool was completed.

- New TV purchased by the Board and installed in Billiard Room. Also, the Comcast box and remote were updated.
- Line painting – both clubhouse parking lots
- Rug cleaning – both clubhouses

### **Items scheduled**

- Refurbishing of entrance signs (3) – Maria - work to begin on July 5
- Flooring in clubroom at Sloan clubhouse – Maria - Board approved replacement waterproof laminate flooring. Clubroom will be closed on July 19, 20, and possibly 21 for this work. The community will be notified via RAP Flyer.
- Sloan clubhouse lower level men’s room shower stall -Frank – There is a large crack in the floor. Due to current unavailability of a suitable fiberglass replacement stall, John Ruser has been asked to quote a price to tile the shower area.

### **New Business:**

- Update on water leak in the RH clubhouse – Maria – there is a leak somewhere in the RH clubhouse that is causing water stains on the yoga room ceiling tile. The plumber has checked fixtures and can’t find the source. It is possibly a roof leak and after the next hard rain, Jeff will go into the closet attic to see if he can find anything.
- Tennis/pickleball courts – There is a significant crack in the surface between the tennis courts. This was looked at in 2020 when the crack was smaller; no action was taken at that time. The committee believes that this issue should be addressed before winter. Maria made a motion to have McGinn Court Service update the quote they gave us in 2020 to present to the Board. Ron Thompson seconded. Tony Kelch noted that there is also a smaller crack in Tennis Court 1, and a possible issue with cracks radiating from a post in Court #2; both should be looked at. The motion to obtain a quote from McGinn passed unanimously.
- Sloan outdoor pool – Frank – currently Frank and Jeff monitor the indoor and outdoor pools and the spa. Frank is looking for a volunteer either from the FC or the community to help monitor the outdoor pool during the summer season . This would involve once or twice weekly monitoring the water temperature, water level, the condition of the umbrella stands, warning lights, etc. and notifying Jeff Bevan of any issues. A RAP Flyer will be sent out.
- There is a pool gate on Regency Hills drive that is currently inaccessible due to trees. Due to the type of tree, trimming is not an option. The solution is to remove the arborvitae that blocks the gate; Pristine will do this.
- Gary is going to adjust the trash gate and the pool gate at the Sloan outdoor pool.
- In July Maria will be contacting FC members for ideas for budget items for 2023

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

1. The Board roofing information meeting will take place at the Church of the Brethren on June 16 at 7 pm. A large number of residents are expected to attend.

The next meeting date will be September 13.

Meeting was adjourned at 7:43 pm

Peg West, Secretary

**Attendance:** Members: Maria Derbyshire, Frank O'Connor, Ray Buckley, Mary Ann Chism, Leslie Davis, Rich Houghton, Tony Kelch, Dave MacFarland, Bruce Quigley, Bill Sirocky, Ron Thompson, Jim Varvaris, Gary Wahlers, Peg West  
Liaison: CAB – Tom Wellman

ADDENDUM: After the meeting, Ray Buckley and Rich Houghton went over to look at the tree blocking the flag on Copley and were able to trim it so that the flag can now be seen.