

Facilities Committee Meeting Minutes
Tuesday, April 11, 2023 – Regency Hills Clubhouse

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

Approval of Minutes - The minutes of the January 10, 2023 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$269.79

Sub-Committee Reports:

1. **Indoor Pool/Spa** – Sloan (Frank O'Connor): Temperature has been stable at about 89 degrees.
2. **Outdoor pool** – Sloan (Joe Contegiacomo) – Pools remain closed; no issues
3. **Outdoor pool** – RH (Arlene Smith) – as above
4. **Gates** – Sloan: (Stan Merritt)- No current issues. RH: (Maria) – no issues.
5. **Repairs** – Gary Wahlers has made multiple minor repairs. Dave MacFarland has installed the first bench on the concrete pad near the phase 4 pond On Thursday he plans to install 3 more on pads along Fairmount and Eden Roads.
6. **Exercise Rooms** - Steve Stitt - Sloan – not present; no known issues; Bill Sirocky – RH – no issues
7. **Tennis/Pickleball Courts:** Tony Kelch – Nets are up and courts are being used.
8. **Night Watch** – Jim Varvaris/Bruce Quigley - no reports; no issues.
9. **Pre/Post Inspections** – Sloan – Leslie Davis – there have been a number of rentals in the last few months, as well as several upcoming rentals. Leslie suggested posting a sign on clubroom doors during parties advising that a private event is in process. RH - Mary Ann Chism – no rentals
10. **Common Annual Facilities Inspection/Depressions** - Ron Thompson reported the current year inspection is about to begin. He is looking for one volunteer to cover the Sloan exterior. He will be sending checklists to the people responsible for the various elements. With the exception of the pools, all inspections should be completed in the next 5 weeks. Bill Sirocky reported that concrete inspection is in process.
11. **Patriotism at Regency** – Ray Buckley – not present. Maria noted that Ray has coordinated a flag purchase program for interested residents.

Old Business:

- Updated RAP Clubroom Rental Agreement – Karen Windau reviewed agreements from other communities and, with input from Leslie and Mary Ann, suggested some changes to our rental agreement. Significant changes included a new fee for resident-only private events and waiver of fees for celebration of life events for RAP residents and close family members. The revised Agreement was presented to the members of this Committee.
 - Karen moved that the Clubroom Rental Agreement dated April 2023 be approved. Peg seconded. Approved unanimously. The rental agreement will be sent to the Board for approval.
- Exit sign at Fairmount Rd – Maria - Board decided not to post a directional sign at this time.

New Business: (Maria)

- Results of Gym Survey – Karen shared informal survey results showing that the elliptical was the least-used piece of equipment,

- Recumbent bike for Sloan clubhouse gym – Maria noted that the recumbent bike is in demand, with people often having to wait. She suggested that one of the 3 ellipticals be removed and the space used for a second bike.
 - A motion was made to ask the Board to purchase this year another recumbent bike for the Sloan gym costing no more than \$3600 which includes shipping, delivery and removal of a piece of equipment, if necessary. If the Board is unable to do so, the item will be placed on the FC budget for 2024. Motion was seconded and passed unanimously and the proposal will be sent to the Board.
- Refurbish existing 2 benches on tennis courts – Karen reported that the 2 benches on the courts are in good shape but could use a coat of paint. Volunteers were solicited to do this.

Informational

- Concrete pads for benches and bench placement – Karen – There will eventually be total of 8 benches (5 from bags-to-benches + 3 purchased). Placement will be as follows: 1 on Fairmont Road near the pond; 2 on Eden Road across from one another; 1 on the RH common ground near the pond; 2 on the tennis/pickleball Court; 1 at RH; 1 at Sloan Clubhouse.
- Indoor pool deck recoated and several areas fixed March 20
- Outdoor pool covers off end of April
- Power washing outdoor pool decks – May 1st
- Window washing both clubhouses – June 2nd
- Carpet cleaning both clubhouses to be scheduled
- New grill for RH to be purchased
- New pool umbrellas to be purchased for both outdoor pools to replace broken ones
- Power wash tennis courts and fix an area – to be scheduled
- Repair putting green – to be scheduled
- Opening of outdoor pools – Memorial Day Weekend – May 26th

Community Association Board (CAB) Liaison Report – Rich Houghton – Board has been busy with a number of issues, none of which directly involve the Facilities Committee.

The next meeting date will be June 13, 2023 at the Sloan Clubhouse.

Meeting was adjourned at 7:25 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Karen Windau, Mary Ann Chism, Joe Contegiacomo, Leslie Davis, Tony Kelch, Dave MacFarland, Stan Merritt, Frank O’Connor, Bill Sirocky, Arlene Smith, Ron Thompson, Peg West
 Liaison: CAB – Rich Houghton