

## **Facilities Committee Meeting Minutes September 20, 2023, RH Clubhouse**

Co-chairperson Karen Windau called the meeting to order at 7:00 pm.

**Approval of Minutes** - The minutes of the June 13, 2023 meeting were approved.

**Treasurer's Report** – Mary Ann Chism – cash on hand is \$380.18 after several payments were disbursed tonight.

Karen welcomed Stan Wilhelmson who will be assisting Gary Wahlers with repairs at Sloan and Bob Derbyshire who will take over Night Watch at Regency Hills due to the recent death of Bruce Quigley.

### **Sub-Committee Reports:**

1. **Indoor Pool/Spa** – Sloan (Frank O'Connor): Indoor pool heater has been adjusted to lower the temperature of the pool. The Dectron unit has also been adjusted to lower the room temperature of the indoor pool. There is a new leak (cracked PVC pipe) on the Dectron unit and Landes has been contacted. Meanwhile, the water to the unit has been turned off. Tina Stokes, who lives in Phase 2, attended the meeting to address the indoor pool temperature. She and her husband do laps and feel that the indoor pool temperature is way too hot. We explained that we are working on the problem and have been lowering the temperature.
2. **Outdoor pool** – Sloan (Joe Contegiacomo) – Pool closure on 9/18. No issues
3. **Outdoor pool** – RH (Arlene Smith) – Pool closure 9/18. No issues
4. **Gates** – Sloan: (Stan Merritt) – Still waiting on Pristine to fix/replace the light at Eden. No other issues. RH: (Maria) – no issues.
5. **Repairs** – Dave McFarland has made several minor repairs at RH. Gary Wahlers and Stan Wilhelmson have been working together doing repairs at the Sloan clubhouse. Gary suggested purchasing solar lights to install on the stairs at the Sloan clubhouse going from top deck to pool deck. It will be easier than trying to figure out where the problem exists with the stair lights. He priced the lights at \$50. We all agreed that we should try that route.
6. **Exercise Rooms** - Steve Stitt - Sloan – not present; no known issues; Bill Sirocky – RH – no issues
7. **Tennis/Pickleball Courts:** Tony Kelch – not present. No issues reported
8. **Night Watch** – Jim Varvaris/Bob Derbyshire - all good.
9. **Pre/Post Inspections** – Sloan – Leslie Davis – one rental scheduled in October. RH - Mary Ann Chism – one rental scheduled in October and one in January.
10. **Common Annual Facilities Inspection/Depressions** – Ron Thompson/Bill Sirocky - Nothing new to report.
11. **Patriotism at Regency** – Ray Buckley – Not present. Next flag holiday is Veteran's Day.

### **Old Business:**

- Waiting for Meaney's carpets to repair putting green.

### **New Business:**

- The FC By-laws were updated to reflect the newly Board approved Purchasing and Contracting Policy and the Patriotism Committee was also listed as a Sub-Committee.

## **Informational**

- Signage and plungers have been placed in all bathrooms at both clubhouses. Signs were placed on all outdoor pool doors at Sloan regarding propping doors open.
- The A/C unit in the Sloan clubroom was repaired and we were advised that the capacitor may last another year or maybe less. The units are 17 years old.
- 2024 Budget was submitted to the Board; There are the usual items placed on the budget such as power washing, window cleaning, carpet cleaning. Some additional items; 75" TV for RH Club room, grill for Sloan, new chairs for RH clubroom (new tables 2025), poolside tables for RH outdoor pool, paint Sloan clubroom closet, recoat indoor pool deck, new blinds for billiard room, outdoor shed for RH to store pool furniture, recoat Copley Rd. guardrail, tennis court rollers.

**Community Association Board (CAB) Liaison Report** – Rich Houghton – The Board is working on the 2024 Budget. They are also getting bids to mill and pave the roads in Phase 1 including the clubhouse parking lot. They are also getting bids on hiring a company to manage the project. This project will take place in 2024. At the entrance, there are underground wires that go to the gates. This area needs to be coated now. The Board is also looking at Pool, Landscape and Snow contracts for 2024.

The next meeting is tentatively scheduled for November 14, 2023.

Motion was approved to adjourn the meeting at 7:45 pm

Maria Derbyshire  
Secretary Pro Tem

**Attendance: Members:** Maria Derbyshire, Karen Windau, Ron Thompson, Stan Wilhelmson, Gary Wahlers, Arlene Smith, Mary Ann Chism, Leslie Davis, Jim Varvaris, Joe Contegiacomo, Frank O'Connor Dave MacFarland, Bill Sirocky, Stan Merritt, Bob Derbyshire.

Non-members: Mike Eidel, Tina Stokes.

Board Liaison – Rich Houghton.