

**Facilities Committee Meeting Minutes**  
**Tuesday, November 12, 2024 – Sloan Clubhouse**

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

**Approval of Minutes** - The minutes of the September 10, 2024 meeting were approved.

**Treasurer's Report** – Mary Ann Chism – cash on hand is \$288.86

**Sub-Committee Reports:**

1. **Indoor Pool/Spa** – Sloan (Frank O'Connor): Water sample test revealed high salinity, so the pool was drained and refilled. All is well now.
2. **Outdoor pool** – Sloan (Frank O'Connor) – Pool is closed. If rain causes water level to rise too high, a small pump will be used to lower the level.
3. **Outdoor pool** – RH (Arlene Smith) – Pool closed.
4. **Gates** – Sloan: (Stan Merritt – not present) - No issues. RH: (Maria) – no issues.
5. **Repairs** – Sloan – (Gary Wahlers/Stan Wilhelmson) - Patches were made to the indoor pool deck while the pool was closed. Some standalone emergency lights were replaced with LEDs. RH: (Dave MacFarland - not present) - no report.
6. **Tennis/Pickleball Courts:** Jim Tackett reviewed the Reserve Study which projects surface recoating will be due in 2028, replacement in 2036, and chain link fence replacement in 2035. In the meantime, there are several surface cracks and 3 or 4 places where water accumulates. One particular concern is the southeast corner where the surface is warped, possibly due to rainwater draining from the bank and infiltrating beneath the court. Some drainage remediation may be needed. The pickleball stands were repainted on November 6, thanks to Rich Houghton and Dennis McCann. Nets will be replaced before Spring and a couple of brooms and squeegees will be needed. Longer term, with the growing popularity of pickleball, consideration may be given to lining the other court for access to both tennis and pickleball players. There was some discussion about how residents reserve courts for play. Jim will review the reservation system with Bill McDowell and Todd Welsh and clarify.
7. **Night Watch** – Jim Varvaris (Sloan) – 3 members have retired, and Jim is looking for new recruits. He has sent out a RAP Flyer and will send a follow-up. Bob Derbyshire (RH) – not present. Maria reported that only 18 weeks are filled for 2025 and Bob will send out a RAP Flyer asking for volunteers.
8. **Pre/Post Inspections** – Sloan: Leslie Davis – Three rentals are scheduled: 11/30, 12/6, and 6/1/2025. RH: Mary Ann Chism – one rental in January 2025
9. **Common Annual Facilities Inspection** – Ron Thompson reported that there are 2 outstanding items from this year's inspection: the fence at the Phase 2 pond and the retaining wall behind 157 Sloan. Ron will be retiring from the committee and Karen Windau will assume responsibility for the annual inspection. **Concrete/Depressions** - Bill Sirocky is retiring and Mike Radich and Nino Morello will work on concrete inspection. Mike reported that Pristine completed the replacement of slabs. A new contractor, Keystone, was retained to do the lifting and completed the work in 2 days.
10. **Patriotism at Regency** – Ray Buckley – Ray reported that the Veterans Day event was successful with very good speakers, but not as well attended as last year. It was difficult for attendees to hear due to the inadequacy of the speaker system. Some discussion followed about the speaker system and Rich Houghton offered to take it up with the Board.

### **Old Business:**

- Presidents' Plaque: Ray Buckley has proposed a plaque to recognize the volunteers who have stepped up to lead the HOA as Board President. He noted that from 2012 to the current date there have been a total of 4 presidents. He made the following motion: The Board is requested to purchase a plaque with 12 -15 plates for engraving names of HOA Presidents at a cost not to exceed \$200. Following discussion, the motion was seconded by Jim Tackett and Stan Wilhelmson and passed unanimously.
- Regency Hills Clubroom Furniture is expected to be delivered next week. New chairs will also be delivered to the Sloan Billiard Room.
- Door replacement – Sloan door replacements are underway.

### **New Business:**

- 2025 Budget has been submitted to the Board
- Introduce new members – Jim Tackett (Tennis and Pickleball Courts) and Mike Radich (concrete inspections)

**Community Association Board (CAB) Liaison Report** – Rich Houghton – Reminder that the Annual meeting will take place next Wednesday, November 20, at 7pm at the VFW in Phoenixville.

The next meeting will be on January 14, 2025, at Regency Hills Clubhouse.

Meeting was adjourned at 7:41 pm

Peg West, Secretary

**Attendance:** Members: Maria Derbyshire, Karen Windau, Ray Buckley, Mary Ann Chism, Leslie Davis, Gary Wahlers, Nino Morello, Frank O'Connor, Mike Radich, Arlene Smith, Jim Tackett, Ron Thompson, Jim Varvaris, Peg West, Stan Wilhelmson  
Liaison: CAB – Rich Houghton