

FACILITIES COMMITTEE MEETING MINUTES – January 14, 2025 RH Clubhouse

Approval of Minutes – A motion was made by Leslie Davis to approve the minutes from November 12, 2024 meeting; Seconded by Arlene Smith. All approved.

Treasurer's Report – Mary Ann Chism stated the ending balance for 2024 is \$197.99.

Sub-Committee Reports:

1. **Indoor/Outdoor pools/Spa - Sloan** – Frank O'Connor reported there was an issue with the pump at the indoor pool that it was not putting out the correct number of gallons per minute. This caused the heater to shut down. The pump was replaced and all is working properly now.
2. **Outdoor pool RH** – Arlene Smith reported the pool is closed. Nothing to report.
3. **Gates** – (Sloan) Stan Merritt/ (RH) Maria Derbyshire - Maria reported there are no issues.
4. **Repairs** – (Sloan) Gary Wahlers/Stan Wilhelmson/ (RH) Dave MacFarland
Stan and Gary removed a non-working TV in the Sloan gym and moved one that was working into its place. A new TV will be ordered and installed in the future. Gary and Stan also purchased a new shelf unit for the Sloan mechanical room to replace the existing one that is very rusty. Dave MacFarland installed a new TV in the Regency Hills Yoga Room after the old one conked out. Dave has installed one of the three existing emergency lights. The other two will be replaced by Dave shortly. Maria mentioned how fortunate we are to have Gary, Stan and Dave to take care of these clubhouse items. Their work saves the community a good amount of money.
5. **Tennis/Pickleball Courts:** Jim Tackett reported when we move into the 2025 season, there will be only one way to reserve courts rather than the dual system in place now. The pickleball nets will be replaced this year. Jim is contacting the company to ensure we get the correctly formatted nets for our frames.
6. **Night Watch** – (Sloan) Jim Varvaris/ (RH) Bob Derbyshire
Jim Varvaris was not present so no report from Sloan. Bob Derbyshire reported that Regency Hills is in much better shape this year with the number of sign-ups to date.
7. **Pre/Post Inspections** – Sloan – Leslie Davis - RH- Mary Ann Chism
Both reported all is good.
8. **Inspection** – Karen Windau **Concrete/Depressions** – Mike Radich/Nino Morello
Inspections will take place in May,

9. **Patriotism at Regency** – Ray Buckley reported the committee met recently and there are six dates where flags will fly at the entrances to our community and two dates where flags will be placed at the mailboxes of residents.

Old Business:

- The Board approved \$200 limit on President's plaque. Ray Buckley reported that he and Rich Houghton will be visiting the engraving company that Ray has used in the past to get pricing on engraving a plaque including the Header and the individual plates for individual names.

New Business:

- The Board approved a 2025 budget item: Replace 5 LED emergency exit signs/lights on the first floor of Sloan clubhouse for \$1500. The quote came in after the budget was submitted and is for \$2825. Maria Derbyshire made a motion to be sent to the Board that the Board approve the new price of \$2825. Seconded by Gary Wahlers. Vote unanimous by the committee.
- There was discussion of new gym equipment replacement for Sloan clubhouse (3 treadmills, 3 ellipticals, 1 bike). The equipment is 19 years old and is in need of replacement. The 2012 Reserve Study scheduled had replacement after 8 years. The more recent study calls for replacement after 12 years. The plan is to replace one treadmill, one elliptical, and the bike this year and one elliptical and treadmill in each of the following two years. The cost to replace the treadmill, elliptical and bike is \$17,246. Maria Derbyshire made a motion to send to the Board for approval to replace the three items at a cost of \$17,246. Seconded by Gary Wahlers. Vote unanimous by the committee.
- There was discussion of whether to order a new tankless water heater for RH Clubhouse. The current water heater is 13 years old. After discussion, this item was tabled for this year.
- There was discussion of updating Gate Intercom Boxes for all three gates. The current system is dated and the screen is hard to ready when it is dark. The cost to replace the three existing intercoms is \$18,000. After discussion, this item was tabled for this year.

Other Item(s)

- A resident brought to the committee, that the walkway over the Copely Bridge between Phases 2 and 3 is very dark at night and suggested the community purchase solar powered lights for both sides of the bridge to light the way. After discussion, it was suggested by Rich Houghton to send an FYI to the Board on this matter. A motion was made by Maria Derbyshire to purchase the lights at a cost not to exceed \$100 to be installed on the Copely Bridge. Seconded by Bob Derbyshire. Vote was unanimous by the committee.

Informational approved budget items:

- New ceiling lights for RH club room with dimmers-waiting for supplies to schedule
- New TV for Sloan yoga room
- Carpet cleaning both clubhouses
- Power Wash both outdoor pool decks – May 9
- Window cleaning both clubhouses – June 2 RH, June 4 Sloan
- Tennis/pickleball supplies - \$200

Board Liaison : Richard Houghton reported that the Board is gearing up for the coming year with a meeting later this month that includes what to do with the existing situation of the ‘cut through’ between Phase 4 and the townhouses.

Next Meeting: March 11, 2025 at Sloan Clubhouse

A motion was made by Gary Wahlers to adjourn the meeting; seconded by Arlene Smith.

Karen Windau, Subbing as Secretary

Attendance: Members: Maria Derbyshire, Frank O’Connor, Karen Windau, Bob Derbyshire, Mary Ann Chism, Arlene Smith, Jim Tackett, Mike Radich, Gary Wahlers, Stan Wilhelm, Ray Buckley, Leslie Davis, Rich Houghton