

Final Facilities & Grounds Meeting Minutes January 3, 2012

Call to Order: 4:06PM. Attendees included Chair, Jeanne Calzada; Vice-Chair, Jean Crawford; Secretary, Nolan Zisman; members Fred Raznick, David Lovro, and John Calzada. GM Bill Donohue and Board Member Todd Handy (representing Liaison Pat Lavengood) also attended. Guest attendees included Lee Onstott and Claudia Daigle. Absent were Board Liaison, Pat Lavengood and members Eddie Marshall (excused) and Mary Anne Kenny (excused).

Approval of the November 1, 2011 Minutes: There was one requested change. As per the proposed food concession at the pool, Ms. Szabet has decided to explore use of a mobile cart instead of a permanent structure and will advise F&G when her plans are more clearly formulated.

Public Comments: Lee Onstott, a civil engineer, raised a concern regarding use of slurry seal to repair the severely damaged sections of the hike-bike trails. He believes this will be a waste of money. He believes these sections should be replaced as quickly as possible. He recalled a lawsuit many years ago that required a settlement for a head injury. He also feels that the driveway into Compadres Park could use a new top coat of base course and should be re-contoured for better drainage.

Claudia Daigle inquired as to whether the plan for converting the sports field into a community park also included the reseeding of the corner lot on Torneo at Av. De Monte Alto. If not, she would like to see it included.

Nomination and Election of Officers: There were single nominations for each of the three positions. The incumbents were voted in for another term as follows:

- › Chair: Jeanne Calzada (5-1-0)
- › Vice-Chair: Jean Crawford (6-0-0)
- › Secretary: Nolan Zisman (6-0-0)

General Managers Report

Project Status Update

- › depot floor - - the existing floor will not be pulled up until the new floor is ready to be installed. Committee agrees to go with wood. Bill to get 3 bids each for 100% wood and wood/laminate composite flooring.
- › rental house re: tenant situation - - there have been fewer than 10 responses to our ad. It was suggested the ad indicate the tenant has access to our amenities. It was further recommended that we allow a small pet under a pet deposit provision.
- › Landscaping Project - - plants are in the ground where there is water to irrigate them (front and breezeway). Front area by the flagpole is nearly done. Rest of plantings will follow completion of irrigation system installation. If any budget left, Bill will install a pathway between the barn and the depot area to avoid having to walk through the berm mud.
- › Basketball court surface - - crack-fill material is in. Waiting for appropriate temperature conditions to do the work.

ECIA Board Liaison Update: In Pat's absence Todd reported the Board has not yet seen the Capital Request for the Patio Lighting project. He will follow up to ensure Bill has the right budget amount (\$7,000) on that set of papers as well as to also submit the CRF for the children's basketball pole/backboard at Compadres Park (\$1,600). Committee reports for the Annual ECIA Report are due Feb 10. There are currently 3 people who have picked up applications to run for the 2 available Board positions.

Old Business

- › Hike-Bike Network - - Bill is awaiting a bid from RL Leeder. He'll arrange for a presentation at the next F&G meeting. The committee is recommending that there be one more meeting with all the "experts" to address any other concerns and to review any other projects done in a climate similar to Santa Fe. It was also suggested we consider having the same process used to resurface the parking lots when that requirement comes due.
- › Tennis Court Sub-Committee - - Claudia and Brian will plan to appear at the February F&G meeting to have a discussion about the courts. They will be requested to prepare and bring to the meeting (or better yet distribute in advance) a listing of what they see (as users) as functional requirements for the new courts.
- › Patio Lighting Project - - the "Night Sky" folks (Ken Mitchell) have expressed concern that the new lights may interfere with star gazing on the patio. David advised this should not be a problem as the lights are intended to be pathway lighting only (pointed toward the ground). David will contact Ken to reassure him. To the extent funds are available from the budget authorization for this project, the Committee would like to see lighting along the walkway between the parking lots.
- › Compadres Park Basketball Hoop for Younger Children – Fred reported the cost will be closer to \$1,600 than \$1,000. The CRF for the project will be modified accordingly and forwarded to the Board.
- › Community Park - - the Committee agreed that a sub-committee be formed to develop with Bill a detail plan of the steps required to convert the existing sports fields into the envisioned community park. Volunteers to serve include David, Nolan, Jean, John, Claudia (Daigle), John Parker, Cliff Chetwin, and possibly Eddie Marshall if he has the time and interest. The plan is to be submitted for F&G review at their March meeting.

New Business

- › Amenities oversight - - Jeanne suggested and received Committee endorsement that there should be a semi-annual amenities tour for both existing and new committee members. In addition it was suggested that Jeanne poll Committee members as to their preferences for amenities to be "owned" for periodic inspection. It is intended that each amenity will be the responsibility of one of the F&G members.

Committee Comments

Jean raised concern that staff, when backing up the truck in an area where smaller children are present, may not see the children and risk an accident. Bill indicated he had instructed his people not to make these moves and generally not to bring vehicles too close to where people may be walking. He will remind his staff at their next meeting.

Some of the committee members are concerned that we either do not have enough staff maintenance resource to do all the work that would normally be expected of them, or we should do more balancing of resource on an as needed basis. For example, during times of precipitation, especially snow pack/melt, we may be "shooting ourselves in the foot" by not clearing the tennis and basketball courts if not doing so increases the likelihood of cracking and a shorter use life. One thought is to augment staff with local Eldorado residents who could use a little extra spending money by coming out to help with maintenance when needed. Perhaps this can be scheduled for discussion at a "special" meeting.

Date of next meeting: February 7 at 4PM.

Adjournment: 6:04 PM Respectfully submitted by

Nolan Zisman, Secretary with the assistance of John Calzeda