

Facilities & Grounds Meeting Minutes

October 4, 2011

Call to Order: 4:01 PM. Present: Jeanne Calzada, chair; Jean Crawford, Nolan Zisman, Fred Raznick, Mary Anne Kenny, John Calzada and Eddie Marshall. ECIA Reps were Bill Donohue, GM; and Pat Lavengood, Board Liaison Unexcused Absence: David Lovro Guests: Brian Nelson, Claudia Phillips and Claudia Daigle, residents; Finance Committee members Dan Drobnis and Gisela Knight.

The September 6, 2011 Minutes were approved (6-0-0) with two typos corrected.

Public Comments: Mr. Nelson was in attendance to determine F&G's position with regard to the "future" of the tennis courts. He suggested that, in the interim to replacing the courts that the posts that are currently leaning in be reversed. This will allow the net to be proper height. (See F&G 5-Year Plan under Old Business for further comments on the tennis courts). Ms. Phillips was present to get a feel for how F&G works. Ms. Daigle expressed her opinion that goats not be allowed on the immediate community center grounds, but rather, should be confined to the green belt areas. The reasoning is that goat feces contain goathead seeds and goats pick seeds up in their hooves and drop them elsewhere; both contribute to the spread of goatheads in areas where we are trying to eradicate them.

Generals Managers Report - Project Status Update

- * depot floor-- work completed on extension of the french drain between the depot and the parking lot and a berm was cut between the depot and the barn. The next step is to pull up the old floor and determine the need, if any, for mold remediation. It is intended that the new floor will be wood; F&G is invited to help review alternative surfaces.
- * water tower and windmill- - Complete.
- * rental house - - All work completed with the exception of the fence/ landscaping. Rent will be \$900 per month.
- * Landscaping project - - pathways completed, berm formed between depot and barn. Bill will work with the contractor to schedule remainder of earth reshaping, boulder relocation and non-plant surfaces (e.g., front of ranch house).
- * Basketball court surface - - cracks will be attended to before cold weather sets in. Bill was advised latest forecasts call for near freezing temperatures in the next few days.
- * Vacant lot next to soccer field - - Unwanted debris and wanted rocks removed. Surface will "rest" at least until next Spring.
- * Dog Park - - surface scraped. Chips purchased for new surface.

ECIA Board Liaison Update: Pat reported the Board favors, in principle, going ahead with the proposal from IPR to crack fill and seal all "Good" and "Fair" portions of the hike-bike trail. It remains for the Finance Committee to allow for these costs in the 2012 budget and updated Repair/Replacement Reserve Schedule.

Old Business

- > Hike-Bike Network : Dan Drobnis offered two scenarios he had come up with for Finance Committee deliberations. These were...
 - > "Early" Rebuild – Crack-fill and slurry seal all "Fair" and "Good" segments in 2012; rebuild "Poor" segments in 2013.
 - > "Deferred" Rebuild - - Crack-fill and slurry seal all "Fair" and "Good" segments in 2012; defer any rebuild work on "Poor" segments until 2017 (when we will have accumulated greater funding to better be able to cover with lower assessments than might otherwise be the case with "Early" Rebuild.

Jean brought a sample of slurry seal that was applied in Belicia. The upper surface was full of pockmarks. She did indicate this was a piece broken off the side of the surface. She questions whether the IPR product is as reliable under Santa Fe type freeze/thaw conditions as it might be where winters are less severe.

After considerable discussion it was concluded by a 5-0-1 vote that the ECIA should pursue the "Early" Rebuild scenario but defer any further negotiations with IPR until we have determined that their product/process will hold up "as advertised" (by IPR). Dan will assign in the proposed RR Schedule an estimated project cost of \$164,000 in 2012 for resurfacing the "Good" and "Fair" segments and \$228,000 (EMCO estimates) for replacing the "Poor" sections beginning in 2013. These estimates will also be reflected in F&G's 5-year plan.

› Patio Lighting Project - - F&G reviewed David's draft workup of project costs. There was a question as to whether there was adequate labor costs factored into the workup. As Jean did not have a chance to discuss with David prior to the meeting, and as David was absent, Jean will follow up. Dan also requested that the next draft of estimated costs be attached to a completed ECIA Capital Project Request Form. For the F&G 5-year plan we will go with Bill's old estimate of \$7,000. By a vote of 5-0-1, the project will be recommended to the Board.

› F&G 5-Year (Priority Capital Projects -2012-16) Plan - - This item was on the agenda to finalize certain costs estimates for inclusion in the plan (already adopted by F&G). In addition to the Hike-Bike and Patio Lighting projects, the future re-do of the tennis courts was also discussed. Both Mr. Nelson and Ms. Phillips have been actively involved in the construction and operation of tennis facilities, both in Santa Fe and elsewhere. Concern was expressed that the recent resurfacing was considered a waste of money as we would have expected the contractor to warn us that there were no more opportunities to extend the life for a few years by applying another coating. It was decided we need to explore other options and include other alternative surfaces and vendors as we work toward replacing the courts in the 2013-14 time frame. Ms Phillips and Mr. Nelson agreed to participate, along with F&G members, in an ad hoc sub-committee to research alternatives, vendors and costs. The committee voted 5-0-1 to establish this sub-committee.

› Goathead Eradication - - Jean reiterated the content of her recent e-mail regarding three areas where goat head problems are becoming severe (dog park, sports field, the hike-bike path between the Community Center and the Library). Bill reported there were no funds left in the budget to hire day laborers to pull goatheads and that he has been advised by other hirers of day laborers that someone from staff would have to be with them the entire work day to ensure they work. Jean indicated the time had come to research all options for eradicating goatheads and volunteered to head up an ad hoc sub-committee to pursue this effort. The committee voted 5-0-1 to establish this sub-committee.

› ECIA Web-based Maintenance Request Form - - While Bill feels having this form would create a lot of additional volume/work for staff, further discussion suggested that this would probably not be the case. To the extent that members of F&G get most of the complaints/suggestions, they will need to be able to log these as received and/or forward to the office (where they will be recorded). ECIA also has historical files we can browse to compile counts by complaint subject area.

› Facility User Fees - - dropped from the agenda

› Future Expenditure of Funds on the Dog Park - - tabled to next meeting

› Scheduling additional F&G meetings as needed) during a given month - - tabled to next meeting.

New Business

› Future Food Service (concession) Structure at the Pool - - as information only, Jeanne recapped her discussion with Sandy Szabat wherein Sandy believes the ECIA would benefit from having a snack bar built at the Pool. This could operate as a 3rd party concession with a portion of the sales being returned to the ECIA as “rental” income.

Committee Comments:

Eddie offered his opinion that we should consider alternate sourcing of chips, looking for “used” chips. Bill suggested the cost of having to truck and “clean” used chips was as much, if not more than, buying clean chips.

Adjournment: There being no time to complete the remaining agenda items, the meeting was adjourned at 6:35 PM.

Date of Next Meeting: November 1, 2011, at 4 PM.