

Approved

MINUTES OF NOV 2, 2010 MEETING

FACILITIES AND GROUNDS COMMITTEE

The meeting was called to order by Chair, Fred Raznick at 4PM. Those also in attendance included the following: Committee Members: Jean Crawford, Nolan Zisman, John Calzada, Jeanne Calzada, Eddie Marshall, Janet Wise and Mary Anne Kenny. David Lovro was an excused absence. ECIA Reps were Bill Donohue, GM, Pat Lavengood, Board Liaison, and Todd Handy, Board member; attending for Public Forum was guest: Dag Ryan.

In the Public Forum Mr. Ryan spoke on behalf of a group of 12-20 tennis players. Their group is concerned that the surface on the East tennis court (closest to the rental house) is so badly deteriorated that it is fast becoming unplayable. He is requesting action to rectify this situation. It was explained to him that this court is due for resurfacing in 2011. Mr Ryan also commented that the other (West) court has a small dip in it that fills with water upon snow melt or rain fall. When questioned, he responded that this court is still playable, so long as there is equipment on the courts to dispose of standing water. In response to a question about "user fees", he felt that he and many of his group would be willing to pay a reasonable annual fee to help offset the cost of maintaining the courts. He seemed satisfied that his groups' concerns are being addressed.

The minutes of the Oct. 5 meeting were accepted as submitted.

In his GM Report Bill reported that work is still underway to identify causes of water leaks at the stables. They are also measuring the depth of each stall hydrant to ensure they are below the ground freeze level to reduce the likelihood of the whole system shutting down if the weather turns extremely cold. He expects the Stable Committee will be making specific proposals regarding the stables' water system at the Nov. Board working meeting.

In her Board Liaison Report Pat indicated the Board had not yet finished with a new draft policy regarding the rental agreement but was down to the last 3 "issues". This should be completed in the next month or two. She indicated the Board did not know what to do about the issue of violations of ECIA policy regarding control of dogs in the community, but conceded they had committed to a group who raised the issue at the last Board meeting to indicate what actions the Board would take. Todd reported he had received a copy of new HOA regulations authored in the State legislature and would be reviewing them for impact on ECIA.

Old Business: The ownership/condition of the windmill/water tower outside the ranch house was discussed. Bill will contact the Fire Dept. to see if they can bring their ladder truck over to permit inspection of the structure. He'll report back at a future F&G meeting. Pat has contacted the GM at EAWSD who will research the ownership of the windmill/water tower and report back to Pat.

New Business: Election of F&G officers for 2011 was held. Those elected, unopposed, were Jeanne Calzada – Chair

Jean Crawford – Vice-Chair
Nolan Zisman - Secretary

The remainder of the meeting was devoted to polling members about what role F&G should take going into 2011. The suggestions offered were as follows:

- establish a more formal “oversight” function to ensure maintenance is deferred only by consensus between F&G and the GM
- periodically review maintenance schedules to identify maintenance that can/should be deferred
- contract out mowing/snow removal
- as new hike-bike trails are built or old surfaces need replacement, utilize compacted base course for the surface rather than asphalt
- periodically review use of all amenities to ensure they can continue to be justified, ensuring that all relevant costs are identified (e.g. materials, labor, depreciation, replacement, etc)
- review mission statement each year to ensure it covers what the committee members believe we should be doing
- Review the impact of the lack of a separate Facilities Mgr on the general condition of our amenities

The meeting was adjourned at 6:15PM. The next meeting will be on Jan 4, 2011.

Prepared by Nolan Zisman, Secretary