

Facilities and Grounds Committee Minutes 12.5.18

Facilities and Grounds December 5, 2018 Meeting minutes. Corrections

Call to Order: Meeting called to order at 3:00pm

Attendance: F&G Committee members Nolan Zisman, Karen Murry, Mike Schneider, Todd Handy (Fred Raznick and Lee Onstott excused absences); ECIA Board Liaison and Treasurer Joseph Gutierrez; HOAMCO GM Julie Navarro; HOAMCO Project Manager Mike Bullock; Pool Ad Hoc Committee Representatives: Martha Deutsch, Kanah Waltman; Dog Park representatives Taylor Ward.

Approval of Agenda: Approved

Approval of November 7, 2018 Meeting Minutes: Approved

Public Forum: None

GM/PM Update: (Julie Navarro and Mike Bullock)

- Status of Open Problem Tickets as of Nov 27. Down to 3 open tickets. WiFi extenders will be used to boost Community Center WiFi access, especially in RR building.
- Staffing: One individual to start mid-December; currently interviewing for third maintenance position.
- Status of Plan for replacing Dog Park Shade Structures: Looking at designs and roof structure materials.
- Status of Installation of CC Swing Set contained ground cover structure: Installed and spreading mulch at the three playground units; Exerplay has been out working on effecting recommended repairs to playground units.
- Status of planning for managing maintenance requirements. Planning is delayed due to unexpected loss of one maintenance position. Mike Bullock still familiarizing himself with ECIA assets.
- Preferred provider list: Julie and Mike are reviewing.
- Dog Park users have requested dog safe salt be available for icy conditions.
- Vision/Scope statement for Pool rehabilitation.
 - a. a) Bathhouse interior walls, ceiling and flooring removed to investigate need for repairs, such as plumbing and roof leaks. Looking at design renovation ideas for new plumbing fixtures, units (toilets, showers) and possibility of a changing room. Plumbing and electrical repairs needed to bring up to code.
 - b. b) Pool decking needs sloping work to remedy ponding issues. Another deck core sampling will be conducted to check deck composition to see if areas need replacement.
 - c. c) Pool is 40 years old but shell is still in good condition.
 - d. d) ADA accessibility will be reviewed and designs submitted.
 - e. e) Request was made to widen bathhouse entrance and bathroom spaces. Rethink on Lifeguard station placement as well.

Board Liaison Update:

- 2019 Budget on ECIA website.
- HOAMCO is currently interviewing for a maintenance position.
- Status of Pool and dog park Ad Hoc Committee Terminations. Ad Hoc committees will terminate at end of this year on December 31st and members will be asked if they would like to join the F&G committee.

Old Business:

- F&G Town Hall meeting is set for January 10th 2019 at 7:30pm in the CC railroad room. Review of agenda of the town hall meeting will be discussed.
- Developing a 2019 Activity Plan for our Amenities. An activity plan will be reviewed and developed with committee members and HOAMCO staff.
- Additional Pool Shade structures is under review and consensus is to use existing structures but update painting and design new roof options. Beautify existing structures. Mike Bollocks will investigate the cost of using solar roof panels to reduce pool heating costs.

Discussion of Prepared Status Reports:

- Pool and Related Infrastructure rehabilitation, including Backwash and Utility Location Mapping: AAA will be out next week to investigate the backwash and septic systems as well as map out what they find. Core samples of the pool decking will be taken and analyzed as soon as possible. Russell would like to see if pool water can be pumped into tow existing holding tanks to be used for irrigation around the CC.
- Security cameras: Todd gave report on review of 26 CC cameras location requests requests to cover blind areas. The task force would like recommendations from Neighborhood Watch to help prioritize locations and type of cameras needed.
- Pickle ball Demo Project: Nineteen residents are enjoying the pickle ball shared court. Budget will be reviewed to see about feasibility of funding the construction of a stand alone pickle ball court at Compadres Park.

New Business:

- Change of F&G meeting time and day was discussed. Currently looking at 2nd Mondays with possible new time of 10am-1pm. Undergoing further discussion.

Adjourned: 4:40pm

Next Meeting: January 9, 2019 3pm

Town Hall Meeting set for January 10, 2019 at 7:30pm.