

ECIA Facilities & Grounds Committee Meeting Minutes

February 7, 2012

Call to Order: 4:05 PM.

Attendance: Chair, Jeanne Calzada; Vice-Chair, Jean Crawford; Secretary, Nolan Zisman; members Fred Raznick, Eddie Marshall, Mary Anne Kenny, and John Calzada. GM Bill Donohue, Board Liaison Pat Lavengood and Board Member Todd Handy also attended. Guest attendees included Dan Drobnis and Claudia Daigle. David Lovro was an excused absence.

Approval of the January 3, 2012 Minutes In the Public Comments section, third sentence, put a period after “as quickly as possible” and delete the rest of that sentence.

Public Comments None.

Review of the Facilities and Grounds Charter & Mission Statement

› Under Working Procedures, Meetings, 5th bullet, indicate “a simple majority of those attending a sanctioned meeting”. A sanctioned meeting is one having a quorum.
› Under Membership/Member Responsibility, 1st checked item under 3rd bullet, indicate Chair is responsible for recommending for Committee membership those nominated by the Committee. The role of the Chair is to take these nominations forward to the Board, not to unilaterally nominate new candidates.

General Managers Report

- status re: depot floor bids - - Bill got prices from two suppliers. With a budget of \$6,200, the quotes for an installed full wood floor were too high . The cost of a good commercial engineered-wood floor (\$7,400) would also exceed budget. While a wood laminate floor would come in under budget, the concern is short expected life and susceptibility to damage. All wood floors have a 5-year warranty from the seller. An option that would cost about \$5,400 with a 15 year warranty is a vinyl covering that has a simulated wood appearance. Bill did not know too much about this option and will check it out for resistance to wear and tear and cutting. While the engineered wood floor was preferred, it was also suggested that 1) we'd have to justify a request to the Board to increase our budget, and 2) this material is still subject to warping and buckling if water were to get into the depot in spite of the efforts to redirect heavy rain/snow melt runoff. Bill will report back on his findings about the vinyl option.

- status re: rental house inquiries and condition - - the house has been rented for \$850/month effective Feb. 7 on a one-year lease. It is intended that regular inspections will be made per the provisions of the rental agreement.

- status re: irrigation system installation for pending portions of the Landscaping Project plantings - - Staff has been working on repairing sections but will not be able to complete the project until the exact location of the new trees and shrubs is known and the ground has thawed out sufficiently to complete this work.

ECIA Board Liaison Update Pat reported - -

› The SPEC Committee has been staffed
› There will be two more public forums on the “chickens and goats” issue. The Board may decide to put this up to a vote of the membership.

Old Business

- Hike-Bike Network

› status of bid from RL Leeder - - A bid has been received. The work is broken down into

multiple sections. While Leeder does not use the slurry seal process (and Bill has not found any other contractor who uses this process in NM) they do use a similar approach to "patching" rough spots. They would be more inclined to rebuild the "Poor" sections but could use "patching" to extend the life until funds are available to rebuild. Bill will e-mail copies of the Leeder bid to the Committee members.

› Possible joint meeting with all of the "experts" to discuss and address concerns and review other projects in similar climates - - Bill will try to schedule a meeting with Leeder on Fri, Feb 10 and with Mike Daniels of IPR upon his return to NM.

– Patio Lighting Project - - approved by the Board with the contingency that work should not start until the annual audit has been completed (to ensure funds are available).

– Compadres Park Youth Basketball Hoop - - remanded back to F&G to be resubmitted once the audit has been completed.

- Community Park (Athletic Field) Subcommittee Status Report - - Nolan and Bill reviewed the status of the project. Sub-committee and other F&G members were asked to furnish any additional suggestions/concerns to Nolan by Feb. 21 so a working draft of the full project plan can be prepared for F&G review at their March meeting. The next sub-committee meeting will be Tuesday Feb 28 at 5:30.

- Tennis Court Subcommittee status - - Jeanne was unable to contact the sub-committee members. This item was tabled to the March meeting.

- Assignment of Amenities oversight - - Jeanne will contact each Committee member to determine their preferences and go over the "ground rules" for performing the oversight function.

- Schedule meeting to brainstorm possible/plausible means of augmenting existing staff with residents willing to assist on some type of "as needed" or seasonal basis - - it was suggested that before such a meeting is held a "call for volunteers" be broadcast in Vistas and on the ECIA website. This item was tabled for further discussion at a later date.

New Business

– Status/Results of the Amenities Survey - - the responses have begun coming in; interim results will be made available for F&G planning input at either the March or April meeting (or perhaps both). Disappointment was expressed that F&G did not have an opportunity to provide input to the survey design as 1) there was at least one amenity missing from the list; and, 2) there was not a space to furnish comments or to qualify the checked responses.

Committee Comments

› Jean made the observation that the exterior stucco wall at the pool appears in pretty decent shape and was wondering if expenses to replace the wall could be deferred. Bill indicated that it has been many years since the wall was replaced, it has structural issues which have been hidden by years of patching. The replacement has already been approved and budgeted.

› Jean also suggested we use the amenities survey results to set the future focus of F&G deliberations. John opined that this is the Board's survey and our scope of future deliberations will be governed by any directives from the Board which may emanate from the survey, regardless of the tabulations of the data.

Date of next meeting - - March 6 at 4PM.

Adjournment - - 6:15 PM

Submitted by Nolan Zisman, Secretary