

## Facilities and Grounds Committee

### March 13, 2019 Meeting Minutes

Call to Order: Meeting called to order at 10:10am.

Attendance: F&G Standing Committee members Nolan Zisman, Karen Murry, Russell Winslow, Mike Schneider, (Fred Raznick and Lee Onstott excused absence); Pool sub-committee members Martha Deutsch, Kanah Walkman, Mary Ellen Donat, Taylor Ward (also Dog Park); Dog Park sub-committee Marie Aragon; ECIA Board Liaison Todd Handy; HOAMCO GM Julie Navarro; Residents Don Drobnis, Shella Sullivan, Jean Crawford, Libby Maclaren and Eileen Chadwick.

#### **Public Forum:**

- Eileen Chadwick proposed 21+ adult pool hour events twice weekly from 6-8pm for socializing. No to low cost pool social hours that shouldn't interfere with residents. Would like color and fun added like wall murals, chair rearranging, fun lights and maybe potted plants. Bring fun to the pool. Idea was passed to Mike Schneider to review.
- Shella and Jean talked about the Pool renovation. Both were interested in the final pool design plans and including handicap accessible showers. Sheila and Jean's design ideas were sent to Mike B. for review in January.

Approval of Agenda: Approved

Approval of February 6, 2019 meeting minutes: Approved

#### **GM Update: Julie Navarro**

- WiFi problem ticket still open. Todd and Julie will combine WiFi problem with security cameras.
- Mike S. asked for a problem ticket request for cleaning maintenance for the court side porta potty.
- **Pool Renovation:**
  1. Pool wall will need to be raised to 6'.
  2. Pool renovation is extensive and pool season may open late.
  3. Estimate \$658k for current pool renovation.
  4. Family changing room renovation will be moved to Phase II.
  5. Septic system has failed inspection and will need to be moved and rebuilt with new tank and leech field.
  6. Pool well's opening height will be raised.
  7. Grey water system will be installed for landscaping.
  8. Kanah asked about changing existing pool plans to recreate the pool area. Dan and Todd confirmed that the Board has already signed the current pool planned renovation contracts.
  9. Mike asked about expanding service to the 285 Corridor, with County help, to help fund the ECIA pool and courts. County has no incentive to fund our amenities.
  10. As a result of pool sub-committee feedback for better communication regarding on-going pool renovation related decisions happening between the monthly F&G meetings, Nolan and Julie will be having bi-weekly update pool renovation meetings to promote better communication.
  11. Russell and Nolan asked the Pool Subcommittee to draw out new pool footprint designs and ideas to move forward in the future.
  12. Pool decking will be removed to place new grounding pool wires and the decking removal may find new problems with additional expense.

13. Kanah asked who is contracted to do the pool renovation. Multiple companies are currently contracted for the pool renovation including Waste Management and New Image Construction

- **HOAMCO Staffing:**

1. 1. Julie informed the committee, that due to over management, Project manager Mike Bullock has resigned. Russell asked the Pool subcommittee to draw up new shade structures and locations. Russell will check through Mike's notes on the possibility of solar panels on shade structure roofing. The Pool subcommittee was also asked for a sketch of where the jump board should be located for ECIA Board review at March 25 Board meeting.
2. 2. New Pool manager, Mike Rogers, starts April 16. He is a scuba diving instructor. Nolan suggested the pool subcommittee make sure Kelsae's documents (pool operations manual and last season's schedule) are turned over to the new pool manager and discussed when subcommittee meets with pool manager.
3. 3. HOAMCO is still hiring lifeguards.

- **Status of Implementing 2019 Major Maintenance Activities, R&R and New Capital Projects.**

1. New baseball field equipment including, netting, portable pitcher's mound and protection screens purchased.
2. Dog park benches are installed.
3. Stables riding area subsurface is in good condition, railing will be evaluated after installation of new water system. Nolan mentioned Stables Committee will be evaluation their community image.
4. Office document and file servers is being evacuated by HOAMCO IT department.

**Status of Planning for Managing Maintenance Requirements:**

Julie will be in charge until a new project manager is hired.

**Status of Developing a new ECIA Website:** ECIA Board will review bids provided by the Information Committee at the March 25th Board meeting.

**Status of Security Camera Acquisition/ Installation:**

4 Blink security cameras were ordered. Todd recommended using wired system till a wire less system can be installed.

**GM Updates:** Todd Handy

- HOAMCO lawyer status update scheduled for March 21.
- No new ECIA Board applications have been submitted.

**Old Business:**

1. Report on special March 7th court user meeting was reviewed.
2. Mike S. proposed the ECIA host a youth mountain bike race on the weekend of June 1, 2019. Looking for 15-30 participants with age range between 8-16 years old. Mike asked the Conservation Committee and they are fine with the event in the greenbelt.
3. **Motion, to be sent by e-mail, to paint the basketball court with additional pickle ball markings for joint play availability.**
4. 4. Develop a 2019 Activity Plan for our Amenities. Courteney and Ted. Nolan reminded ECIA CC has no staffing on Sundays.
5. 5. 5 year plan 2020-2024 to be reviewed for April 3, 2019 meeting.

**New Business:**

Blu tooth PA system and outside water faucets written specs to be created by Courteney and Katrina and sent to the F&G committee.

Committee Comments:

1. Marie would like the sharp edging to the dog park shading be fixed. Marie is writing a problem ticket and Russell will review after meeting.
2. Karen asked if the ECIA CC's wrong way drivers and unleashed dogs could be reviewed and possibly corrected for safety. Russell and Karen both agreed a new dog park parking area would solve this problem.

Meeting Adjourned: 12:45pm

Next Meeting: April 3, 2019 at 10am.