

FINAL MINUTES OF JULY 5, 2011 MEETING FACILITIES AND GROUNDS COMMITTEE

The meeting was called to order by Vice-Chair, Jean Crawford at 4:05PM. Those also in attendance included the following committee members: Nolan Zisman, David Lovro, Fred Raznick, Mary Anne Kenny, and Eddie Marshall. John and Jeanne Calzada were excused absences. ECIA Reps were Brian Bennett, Facilities Mgr., Pat Lavengood, Board Liaison, and Todd Handy, Board member. Joe Eigner and Penny Truitt attended for Public Forum.

The minutes of the June 7 meeting were accepted with the following changes: Delete "and Jean" from the 4th sentence under Public Forum. Under New Business, Jean was actually inquiring if there were any extra benches that could be moved to Compadres Park to go under the shade cover there. Ideally they would be light enough to be moved to follow the shade as the sun moves.

For Public Forum, Mr. Eigner and Ms. Truitt reported that Earthworks has received grant moneys to permit conducting energy consumption audits of buildings in Eldorado. They are offering to have this done in the Community Center buildings. The F&G members were in favor and are recommending this to the General Manager. If approved a date will be set for this audit before the end of August.

Brian updated the status on some of the open items, as follows:

- › Water tower-windmill repair; repaint – work to start sometime between the end of July and early August.
- › Tennis court reseal-will be started July 11.
- › Cost of wheeled table rack – nothing progressed.
- › Paint outside walls of ranch house and RR building - - work has started; should be done in the next couple of weeks. Fred asked for information on type of paint used (VOC content); Brian to get the information.
- › Handball court striping-nothing progressed.
- › Replace depot floor - - still awaiting word from Bill on estimated costs.
- › Expand shade covering at pool - -complete. Shade covering expanded by 50%.
- › Removal of unwanted debris from lot adjacent to soccer field - - we will keep any good quality soil for use as fill in various projects. The remainder will be removed in the next few weeks.
- › Remove debris in the culvert under Av. De Compadres nearest the Compadres Park playground-done by Staff.
- › Hike/Bike path repairs at Torreon Pump House and AVG at Dovel Rd-nothing reported.

Pat had nothing to report from the Board.

Old Business:

1. The future of the (baseball/soccer) Sport Field complex - -
 - a. Eddie identified the key components of his vision, as follows:
 - › Erect a new, larger backstop and install it 50-60 feet closer to the CC fence. Ideally it would have an overhang to keep foul balls more in the vicinity of home plate;
 - › Reorient the diamond so it faces more westerly; the combination of these two actions will reduce the likelihood of balls being hit into Av. De Monte Alto.
 - › Ensure a level surface for the whole field.
 - › Ensure at least 90 feet down the lines for three potential locations of the bases, depending on the age of players (45 ft; 60 ft; or 90 ft)
 - › Develop and implement new irrigation/drainage/rodent control programs
 - › Resod enough of the outfield to ensure at least 250 feet down the baselines

› Eventually install landscaping, including shade covering behind the backstop and along the sides of the fence in the home plate area for both players and spectators.

b. Nolan reported on the concepts developed by the RR Schedule review sub-committee for the Sports Field. To reduce future capital obligations (by about \$25,000), only two-thirds of the existing grass portion of the field would be replaced (60,000 sq. ft.). The primary use would be as the outfield for the baseball diamond, but other “park” uses could be made of this area, such as soccer, picnicing, kite flying, pick-up kick ball games, etc. The area to the west of the grass area would be graded with appropriate provisions for drainage for use as a “sand lot” facility. The F&G membership favor these concepts but will withhold any recommendations until cost estimates are developed. Brian volunteered to contact fencing contractors to develop a cost estimate for a new backstop; Staff will also prepare an “order of magnitude” cost estimate for the re-do of the diamond, irrigation and new sod. It is hoped these estimates will be reported at the next F&G meeting so budget recommendations for next year can include something for the sports field.

2. Landscaping Plan - - Staff will perform the following activities: remove mulch from front of ranch house and behind annex; move boulders as directed by the plan; make surface improvements to the existing path that runs from the breezeway to the back patio. Nolan will work with David to prepare a draft RFP for the other hardscape work. David will also recommend three contractors. It is hoped the RFP work can be completed before the end of September or by mid-October so some landscaping can be planted if watering capabilities exist at that time.

3. List of Amenities for Repair/Replacement Schedule - - Nolan reported the results of review by the RR Schedule sub-committee. The group recommends that no major amenity be eliminated as each adds value to each lot and the lot owners and residents expect them to be available. Any other amenity which might be eliminated is of such relatively low value that its elimination will have no significant impact on future capital requirements. The major cost components are the pool, hike-bike path network, patio/ramada surfaces, the parking lot/driveway network, the tennis courts and the sports field. Additional work needs to be done on prioritizing and scheduling major repairs/replacement of these assets which will be progressed by the Finance Committee. In response to questions about the hike-bike path, Nolan indicated that any replacement of a hike-bike segment may need to meet County standards which includes a width of 8 ft. Those only needing minor rehabilitation and maintenance can remain at their existing widths. The cost estimates being used reflect 8 feet widths across the network, for a conservative perspective. The RR sub-committee recommends a special F&G meeting be dedicated to a full review of our amenities to identify any which could possibly be eliminated, as well as lay out its next 5-year plan. Nolan handed out a draft content document for this latter purpose. It was agreed the next regularly scheduled meeting on Aug. 2 be devoted solely to reviewing our amenities and developing appropriate budget recommendations. The landscaping RFP will be included in this agenda.

4. Maintenance Request Form on the Web - - this item was tabled due to lack of time to consider.

5. Child-sized basketball hoop at Compadres Park- - Due to Bill's absence, there was nothing reported.

6. Current Facility User Fees—staff has this under advisement and will report at a future F&G meeting.

New Business: None.

The meeting was adjourned at 6:10 PM.

The next meeting will be August 2, 2011; its only agenda item will be a review of our RR Schedule amenities. Prepared by Nolan Zisman, Secretary