

Facilities & Grounds Meeting Minutes
September 6, 2011

Call to Order: 4:02 PM

Present: Jeanne Calzada, chair; Jean Crawford, Nolan Zisman, Fred Raznick, Mary Anne Kenny, John Calzada and David Lovro. ECIA Reps were Bill Donohue, GM; Pat Lavengood, Board Liaison, and Lynn Mortensen, Board Member

Excused Absence: Eddie Marshall

Guests: Marilyn Zeckler and Claudia Daigle, residents; Finance Committee members Dan Drobni, Gisela Knight, Pat Bell, and invited guests Linda Pierce and Mike Daniels.

The August 2, 2011 Minutes were approved (6-0-0) with one typo corrected.

Public Comments: Ms. Zeckler and Ms. Daigle were in attendance to determine F&G's position with regard to the "future" of the vacant lot adjacent to the existing soccer field. (See Old Business for the position taken by F&G).

Generals Managers Report - Project Status Update

- * wheeled table rack- not yet investigated.
- * depot floor-- work underway on extension of the french drain between the depot and the parking lot. Once berm is shaped outside depot doors, work will begin to pull up current floor and eradicate any mold that has formed.
- * water tower and windmill- - work underway; expect completion end of week.
- * rental house - - nearly complete. Kitchen cabinets repainted. Carpet being laid. All other work completed with the exception of some electrical work and the fence. There are three rental applicants. Occupancy is expected before end of year.
- * handball court floor striping – not started. Graffiti painted over.
- * shuffleboard court striping - - completed and new equipment purchased.
- * Landscaping project - - much of the irrigation system installed. Work started today on hardscaping. David and Bill were present to get the contractor started on the work.
- * cost estimate for installing a shorter basketball hoop at Compadres Park for younger children - - not yet pursued.
- * watering restrictions - - still watering only one day per week. With the recent rains, watering cut back to "as needed". Cisterns are now full.
- * Basketball court surface - - cracks will be attended to before cold weather sets in. Tennis court surface contractor has indicated basketball court surface in "good shape". Resurfacing will not be needed in the near future, so long as surface is kept "clean" and cracks are sealed.

ECIA Board Liaison Update

Nothing to report.

Special Presentation/Discussion re: Hike-Bike Path Network

Mike Daniels, representing IPR, LTD (a long-established slurry seal company based in Albuquerque) gave a presentation on the slurry seal technology and how it would be used to rehabilitate and maintain our hike-bike network. Mr. Daniels is of the opinion that his company's product applied to our trails, properly maintained, can be expected to last between 8 and 15 years between applications. "Proper maintenance" is defined as 1) keeping the trails clean of abrasive agents such as pebbles, gravel, etc, at least once, if not twice, per year: and, 2) filling/sealing all cracks on an annual basis. Mike also reiterated that the bid prices he submitted are valid through Spring of 2012.

Mike is also of the opinion that most of the "Poor" sections can be rehabilitated with his product. There is some concern, however, that there are sections rated "poor" that will need to be totally rebuilt with new base course, new hot asphalt mix, and a sealer applied on top. When asked, Ms. Pierce offered her professional opinion that IPR's slurry seal process is the "way to go" for the "Good" and "Fair" sections of our hike-bike trail network. She cautioned, however, that we should review our options on those sections deemed "Poor" as replacing them (by replacing base course and pouring new hot asphalt would probably be more cost-effective than trying to extend their life with the IPR approach only to have to replace them at a later date.

By a vote of 6-0-0, the Committee agreed to recommend that IPR be retained to perform its bid services on all sections of the trail network evaluated as "Good" and "Fair" in Ms. Pierce's May, 2011 inspection report. This work should be pursued as soon as practical and completed before the time in 2012 that current price estimates are no longer valid. It is hoped that the annual trail maintenance operating budgets for 2011 and 2012 can be used to finance most of this work.

Bill will follow-up to get a clarification on 1) which "poor" sections Mike thinks can be rehabilitated rather than rebuilt; 2) get a new cost estimate just on the "poor" sections Mike thinks he can rehabilitate; and, 3) get the details on a commitment to perform a rehabilitation on a test segment of a "poor" section. We will also need to revise cost estimates based on EMCO's numbers for those "poor" sections that will need to be rebuilt by them.

Old Business

› Vacant lot adjacent to soccer field - - By a vote of 5-1-0, the Committee approved a seconded motion to recommend to the ECIA Board that: within the next 30 days, remove any concrete debris (for disposal) and rock desired by the Conservation Committee for green belt maintenance work (as identified at its Sept. 6 meeting; so long as it only has to be moved once), then "smooth over" the remaining rocks to match the adjacent grade contours and let the whole lot "rest" at least until next summer (as directed by the ECIA Board). A second seconded motion was approved by a vote of 6-0-0 to incorporate any future considerations regarding re-seeding the vacant lot into the project to re-landscape the current sports fields into a "community park". The two attendees who live adjacent to the lot both expressed their agreement with the Committee's actions in this matter.

› Patio Lighting Project - - The sub-committee (David and Jean) have reviewed the needs and David is currently documenting the concept design for this project. It will be reviewed at a future F&G meeting and a Capital Project Request will be prepared upon F&G approval.

› ECIA Web-based Maintenance Request Form - - tabled to next meeting.

New Business - -

› Facility User Fees - - tabled to next meeting

› Goat-head Elimination - - Jean reiterated the content of her recent e-mail regarding three areas where goat head problems are becoming severe (dog park, sports field, Compadre Park play area). By a vote of 6-0-0 on a motion to recommend Bill retain day laborers (to the limits of available budget) to manually pull goat heads in these areas before they go to seed; and acquire the necessary tool(s) to accomplish this task.

Committee Comments:

Mary Anne offered her opinion that no additional ECIA funds should be expended on the dog park. Jeanne reminded her that this amenity is no different than others that are available to, but not used by all ECIA members. It was agreed to continue this discussion at the next meeting under "Old Business".

Jeanne offered her opinion that the scheduled two hours once a month does not always allow enough time to complete the intended business. Committee members were asked to think about and communicate to Jeanne their willingness to attend additional meetings as needed.

Adjournment: There being no time to complete the remaining agenda items, the meeting was adjourned at 6:20 PM.

Date of Next Meeting: October 4, 2011, at 4 PM.