

Property Committee Meeting Notes

Tuesday, November 10, 2015

Present: Nancy Southard, Chair; Leo Reger, Vice-Chair; Ellen Elliott, Board Liaison; Lydia Baraga; Bob Bastian; David Atkins; Mike Reynolds; John Beam; Paul Sallas; Dot Silvernail; Charlene Rose; and Jim Wilkison.

A. Minutes - Motion made, seconded and carried to approve minutes of October 13, 2015 meeting as distributed.

B. Old Business-

1. Road Patching - Jim Wilkison reported that he has called three paving contractors. They will get back to him then he and Paul Sallas will show contractors the areas which need repair. Jim will get back to committee with cost estimate.

C. Phase/Infrastructure Reports

1. Phase 1&2 - No problems.
2. Phase 3 - No report.
3. Phase 4 - No problems.
4. Phase 5 - No problems.
5. Phase 6 - No problems.
6. Phase 7 - No problems.
7. Phase 8 - Resident at 216 Glenwood Drive wants a pine tree looked that is on common ground.
8. Cabana /Pool - Drinking fountain will need to be winterized. Paul Sallas will print out the winterization instructions. There are small areas which need to be patched and repainted where the new handrails were installed. Paul Sallas will contact Wil Garcia to get the color samples to match the paint.
9. Clubhouse - Thermostat is an issue; people are calling to get it changed. The thermostat will stay on air conditioning until there is a consistent period of cold weather. Charlene will monitor when there will be large group events and adjust the thermostat to accommodate. Charlene will notify Dave Atkins if she is going away so that he can take her place. A new card table was purchased and Paul Sallas repaired one table. There are now three regular sized and one smaller sized card tables. Nancy Southard will contact Bill Fox regarding microphones that are cutting out and need to protect the new floor speaker.
10. Garden Club -Plant exchange took place on October 17th; some new contacts were made. A new small committee has been established which will discuss the direction of the garden club.
11. Gates - No problems.
12. Lakes - The pump on Wren Lake is being repaired; the cost is \$625.00.
13. Roads/Signs - No report.

14. Trees - Two pine trees, one dead the other diseased, will be taken down. The total cost is \$475.00; AMC is the company doing the work.

D. New Business

1. Property Committee Structure- Dave Smyth has been appointed to the Board of Directors leaving the Property Committee with one less member. Leo Reger has agreed to be Vice Chair. Mike Reynolds and David Atkins will discuss the need for additional person on Lakes and report back to the committee. Following discussion it was decided to continue the membership structure as it and see how things work out.
2. Clubhouse Floors - Nancy Southard met with a representative from The Flooring Connection to discuss the scratches in the clubhouse floors. It was recommended the gliders on the back legs of the chairs be replaced with felt pads. Secondly, the floors should be reconditioned using a three step process which will remove the dirt from the scratches. Following discussion, Nancy will go to The Flooring Connection, discuss the cleaning options and get back to Committee with recommendation on how to proceed. The motion was made, seconded and carried to purchase necessary supplies for cleaning the floor at the cost of \$210.00. Members will replace current chair gliders with felt pads following the meeting.
3. Clubhouse Tables - Nancy Southard discussed how she found the new tables dismantled on Sunday and the potential problems and how the situation was handled. Committee also discussed covering the gliders on the bottom of the tables with felt pads to prevent scratching and gluing of plastic suction cups into the table tops.
4. Other - Nothing added.

E. Adjournment - Meeting adjourned at 10:30 AM.

Notes taken by

Nancy Southard