

## MAINTENANCE COMMITTEE MEETING

Minutes - Thursday, February 4, 2010

The meeting was called to order at 2:00 pm by Chairman Staley in the Conference Room.

Members present: Chairman Ed Staley; Dennis Boals; John Boucher; Carlmon Briggs; Tony Domitrovich; Bill Harriman; Jerry Kroening; Ernie Lane; Sue Seely; Lowell Sullivan; and Ray Walberg. Chairman Staley welcomed new member Mike Cass. Larry Carufel was absent.

Board Liaison Bob Pillsbury joined the meeting in progress. General Manager Duane Krause joined the meeting in progress. Administrative Assistant Deborah Levitan was present.

Guests: Coreen Salter, Marie Robicheau, John Pimental, Sandra Waack and Jim Wright. Ray Baker, Carlos Chase, Bonnie Chase and Jim Fisher joined the meeting in progress.

*Dennis Boals moved and Sue Seely seconded that the minutes of the last meeting on January 7, 2010 be approved as distributed. The motion passed unanimously.*

### **OLD BUSINESS**

Item O-01 was postponed until General Manager Krause could join the meeting. The committee discussed O-02.

**O-02 – Street plan long range and report on conference with Terracon representative:** Ernie Lane reported on the conference call between BOD, Maintenance and Terracon. Clarification is needed on some items such as terminology, life expectancy and cost. Reconstruction (grinding and milling) on WW Circle was recommended, but would cost approximately \$1.60/sq. ft. versus Geo-Tech cloth with 1-1/2” of rolled asphalt at approximately \$1.15/sq. ft. The Geo-Tech with overlay has an estimated 15 year life.

*Ernie lane moved and Ray Walberg seconded that the committee recommend to the Board of Directors that in the fall of 2010, at a cost of approximately \$113k, Western Way Circle (but not the circle parking lot) be resurfaced using Geo-Tech and 1-1/2” asphalt overlay. Additionally, if there are enough funds available, the Tucson Estates entrance (Western Way Boulevard) be done as well at a cost of approximately \$30k.*

Reconstruction had also been recommended on Lazy Heart and Flying M. Using Geo-Tech with overlay may also be considered on these streets if it proves effective on Western Way Circle and Boulevard.

*John Boucher made a friendly amendment to Ernie Lane’s motion that a “test patch” of the Geo-Tech and overlay be tried on an “alligatored” area on Lazy Heart Street in Section 5. Ernie Lane and Ray Walberg accepted the friendly amendment. The motion for a friendly amendment carried unanimously.*

*After discussion, the amended motion carried 11-1 (Nay: Mike Cass.)*

**O-01 – Adult Pool repairs, specifications for Request for Proposals:** The synopsis of the recommendations for the Adult Pool renovation as submitted by Special Pool Committee chair Sue Seely were distributed. Manager Krause called for comments and/or additions before the information is forwarded to the Board of Directors for discussion at the February 9, 2010 meeting. Discussion included, but was not limited to: amount of

pool decking to be saw cut; bonding requirements for contractors; contingency provisions; removal of debris from demolition; and turnover rate of water through pumps. Wording on the amount of pool decking to be cut was changed from 3' to "appropriate amount." The demolition section will include cutting "to pump house." Manager Krause recommends that *white marble plaster* be used to procure comparable bids, but that the committee members consider other recommended products as provided for in the Request for Funding proposal under "interior coating."

Manager Krause now has the figures on the efficiency of solar heating units at the Kool Pool, and there was an approximate 40% savings during the first part of the test period, but a 10% loss for the cold winter months. The overall result was a gain of approximately 20% in energy savings. He also mentioned that the heat pumps at the Adult Pool have performed very well.

***Sue Seely moved and Lowell Sullivan seconded that the proposal summary as amended be forwarded to the Board of Directors so bid proposals on the Adult Pool renovations can be obtained by GM Krause. The motion carried unanimously.***

## **NEW BUSINESS**

### **N-01 –Funding requests:**

**(a) Review quotes to replace adult pool heater #3 and option for high efficiency units:** GM Krause gave some background on the heaters at the Adult Pool, noting that the #3 Teledyne heater purchased in 1991 no longer functions. The pool is able to be heated with the three remaining heaters, so replacement is not an emergency. Even though there is a considerable difference in cost between a standard gas heater at approximately \$2,500 and a high-efficiency unit at \$16,000, installing a high-efficiency unit will more than likely prolong the life of the remaining gas heaters. GM Krause also mentioned that he has received bid quotes on low-voltage systems to prevent electrolysis, which will also prolong heater life. Chairman Staley appointed a sub-committee to study heat pump options and come back with a recommendation. The chair will be Dennis Boals; other members are Lowell Sullivan and Jerry Kroening. GM Krause suggested they set up a meeting with the Ray-Pak representative.

**N-02 – Report on February 2 Budget Presentation:** General discussion about budget items such as monthly assessments, janitorial service or P/T maintenance for pool maintenance and cleaning and street reserves. The budget will be voted on by the Board of Directors no later than May in the event an assessment increase is needed, which requires 30-day notice.

**N-03 - One-way street plan:** There had been a suggestion recently by BOD Vice President Ray Baker to convert TE streets to *one-way* to reduce street maintenance costs. There was much discussion including, but not limited to: TE residents' resistance to change; inconvenience of having to drive out of ones' way; confusion; ambulance and fire access being compromised; and probable lack of compliance by TE drivers. It was generally agreed that such a change would be impractical.

**N-04 - Roof Survey:** Manager Krause related to the committee that he has contacted three companies about doing a roof study for the TE buildings. One contractor, William Baird, charges an \$85 per hour consultation fee and has quoted a price of \$500 for a comprehensive report on all roofs. The report will be forwarded to the Maintenance Committee for review and to make recommendations to the Board of Directors.

Manager Krause also mentioned that Roto-Rooter will snake out the MPB roof drains the next time they are out here. Mr. Baird recommends adding two scuppers to assist drainage from the MPB roof. A roof expert will attend to a few other areas requiring light maintenance and train TE maintenance staff on repairs and materials.

### **OTHER BUSINESS**

Three of the guests in attendance spoke about the numerous speeding violations they see on their street (Western Way) on a daily basis. They estimate that some of the speeders are traveling at up to 55mph, with 40mph+ not unusual. These guests were not specifically asking for additional speed bumps or humps as they are well aware of how unpopular these “slowing” methods are; however, they feel the situation is quite dangerous and discussion ensued about speeding violation procedures. The guests were encouraged to document these infractions and write down license numbers from the speeding vehicles to submit to the office. Witnesses are required in order for management to act upon these complaints.

The next meeting will be held on March 4, 2010 at 2:00 pm in the Conference Room.

***Dennis Boals moved and Sue Seely seconded to adjourn. The motion was approved unanimously and the meeting was adjourned at 4:34 pm.***

Respectfully submitted by

Deborah Levitan, TEPOA Administrative Assistant