

Facilities Committee Meeting – April 21, 2008
Minutes

- I. Call to Order 6:30PM at the Windmill Park Office
Meeting attendees: Carl Junk (Board Liaison), Tina Cloutier, Kris McNally, Jane Morrison, Chuck Simons, and Jennifer Swarts (management)
- II. Guests: Colin Cordell (Pool Committee)
Colin discussed putting some benches in the community center bathrooms (before the remodel there were benches). The Facilities Committee will look to put this item in with the 2008 – 2009 budget.
- III. The minutes for the March 17, 2008 meeting were unanimously approved.
- IV. **Old Business**
 - A. Bids for painting the parcel perimeters and bordering interior common walls, at parcels 19, 23, 24, 29, 36, 37, 40, 42, 43, 47 and 69. Abeyta's painting bid was \$44,470, which was over budget by \$25,000. **Chuck made a motion to accept the full Abeyta bid (except the option \$450.00 is small section of 29 is not painted) at a cost not to exceed \$45,000. Kris seconded the motion. The vote was unanimous. The committee has \$15,000 budgeted for this maintenance and requires an additional \$30,000 to complete the work this fiscal year.**
 - B. Management showed some pictures of Community Center gate & wall on the side of the building that might need to be replaced with next year's budget.
 - C. Bids for the receptionist window at Windmill Park Office.
Management presented 4 bids for the window. **Kris made a motion to accept Arizona Complete Glass Services (option 1) with a satin aluminum metal finish with clear safety laminate glass not to exceed \$295.00. Chuck seconded the motion. The vote was unanimous.**
 - D. Management reported that the doors on the community center bathrooms are on an automatic lock. People are having problems with not being able to use the bathrooms if the doors get closed.

Jane Morrison made a motion to replace the current doorknobs. Kris seconded the motion. The vote was unanimous. There are available funds for this in the discretionary projects.

- E.** Bids for the community center & Windmill Park roof. Management presented 3 bids; all to repair the Windmill Park flat roof, the community center flat roof and to flash the 3 sky lights at the community center. There was some confusion on the bids and the Facilities Committee asked Jennifer to clarify the bids and to get them broken down into 3 separate bids, one for each of the issues. Community center flat roof, Windmill Park flat roof, and to flash the 3 skylights on the community center tile roof.
- F.** Windmill Park ramadas, these have been repaired.
- G.** Windmill Park shade structure for play system. There are also three tubes that are broken and need to be replaced. Jennifer will contact Tucson Play Systems for a bid on repairing the play structure. **Kris made a motion to accept Tucson Play systems bid to install a shade structure at Windmill Park at a cost not exceed \$17,000. Chuck seconded the motion. The vote was unanimous. The available budget is \$25,000 for playground equipment/repair.** The Facilities Committee picked out two possible colors for the shade: forest green or terra cotta. Jennifer will bring the color choices to the Architectural Review Committee for final approval.
- H.** Name your parcel surveys / suggestions. **Tabled until next month.**
- I.** Windmill Park light fixtures. **Kris made a motion to purchase 2 more lights and install a total of 3 lights at a cost not to exceed \$400.00. Jane seconded the motion. The vote was unanimous. There are available funds for this improvement in the discretionary projects** (One of the lights has been installed at Windmill Park and two will be installed at the baseball field storage area).
- J.** Security system installed, with the approval of the Board of Directors. The Facilities Committee discussed adding 1 more additional camera to the community center front parking lot. **Jane made a motion to buy 1 security camera to be installed at the**

front of the community center at a cost not to exceed \$1000. Kris seconded the motion. The vote was unanimous. There are available funds for this improvement in discretionary projects.

- K. Windmill Park security door between the receptionist area and the lobby. Kris made a motion to accept Alarm Solutions bid to install one mag lock up to 600 pounds, one power supply and one push button at the receptionist area, at the Windmill Park Office, at a cost not to exceed \$550. Jane seconded the motion. The vote was unanimous. There are funds available for this improvement under security alarms.**

V. New Business

A. Budget discussion.

- Monuments –15 to 20 logos at \$450 a logo. There are about 10 parcels without names. Jennifer will get an updated bid on the logos, cost per letter and installation.
- A possible pocket park placement in Richmond Estates, benches throughout the community, fitness/walk trails with fitness stations.
- A fitness center at the community center.

A. Fitness trail around the soccer field at Windmill Park. Jennifer will get bids for fitness trail and stations.

B. Batting cages and baseball fields. Jennifer will get a bid on installing a key card system (one matching the pool key card system) for the batting cages, for homeowner use/access. Continental Ranch Little League and Sombrero Peak Club Ball are in discussion on sharing the baseball field, for practice use.

C. Parcel changes – for parcel 36 – 38 and 40, discussed the correct dividing lines and getting corrected updated maps from the Town of Marana. Management also discussed and met with the Town of Marana in regards to this issue.

D. Parcel 43 – possible pocket park with play system. Jennifer will send out letter to owner next to the common area.

E. Moving Windmill Park address to a visible location. **Tabled until next month.**

VI. Next Meeting date May 19, 2008.

VII. Adjournment – 9:11 PM.