

*Facilities Committee Meeting – September 15, 2008*  
*Agenda*

I. The meeting was called to order at 6:03 P.M. at the Windmill Office. Tina Cloutier, Kris McNally, Chuck Simons, Carl Junk (Board Liaison) and Jennifer Swarts (Management) were in attendance. Absent-Karen Buchenholz and Jane Morrison (excused).

II. Approval for the July 21, 2008 minutes was unanimous. No meeting was held in August.

III. Manager's Report

- WP Play structure cover – The shade structure covering the Windmill Park play structure is complete. Management was asked to send a thank you card to Tucson Play Systems thanking them for their work and informing them of the benefit to our community.
- WP address moved – Management had the address for Windmill Park moved to the pony wall surrounding the playground for greater visibility. The letters are now visible to foot and car traffic entering the parking lot.
- WP bulletin board moved – Management received a few compliments about the bulletin board at Windmill Park since it was moved to the north side of the building facing the parking lot and pool entrance.

IV. Old Business

- Community Center roof – The Community Center roof repair is complete. The Board of Directors chose Rock Roofing to replace approximately 6700 square feet of damaged underlayment at a cost not to exceed \$23,450.
- Changing common areas to parking (Parcel 43 & 40) – A new homeowner contacted the management office with a concern regarding the common area in Parcel 43 on Lees Ferry. A copy of the email was provided to the committee. The homeowner was concerned about the possibility of changing the common area into an additional parking area for the parcel. Their concern was the proximity of neighbors' cars to their bedroom windows. Management spoke to the Town of Marana and looked at the maps of the area. The common area in question is considered a drainage way. Any change to the drainage in that area would not be recommended by the Town of Marana. The committee agreed that changing a drainage area would not be appropriate at this time.
- Measuring sand at the pocket park at Yellow Moon & Veridian (Parcel 16) – The sand level around the Parcel 16 play structure is between 0-3 inches. The committee requested bids to replace the sand up to safety code levels.
- Common wall near Marbella I (Parcel 26) – Abeyta Painting completed the common wall repair and repainting near Marbella 1 (Parcel 26) that was missed during the second phase of common wall repair.
- Antech bids for Parcel 40 & Parcel 28 entrance monuments – Antech submitted a bid to fabricate and install three entrance monument signs for Parcels 40 & 28 with the names

Mesquite Grove and Sonoran Winds respectively. After discussion the committee requested a revised bid from Antech. The committee requested fabricated steel letters spelling Mesquite Grove with a community logo in place of the fabricated steel sign be placed at Parcel 40. An action-in-lieu will be available at the community office as soon as possible.

- Community Center “No Skateboarding” signs – Management informed the committee about the lack of “No Skateboarding” signs under the covered sidewalk at the Community Center and the concern for the safety of pedestrians and skateboarders in the Community Center parking lot. Two skateboarders have almost been hit by traffic in the parking lot. After discussion the committee agreed to place the “No Skateboarding” sign, similar to those at Windmill Park, on a pillar under the covered sidewalk. The committee also requested a “Children at Play” sign be installed at the entrance of the Community Center parking lot. Management will check the easement to see if the Town of Marana or the Continental Ranch Community Association is responsible for the placement.

#### V. New Business

- Trash cans at WP Ramada – A community member requested a trash can be placed at the Windmill Park ramadas. The closest trash can is located at the Windmill Park play structure. After discussion the committee tabled the request citing the ramadas are a “carry out what you carry in” facility. Management will research the cost of a metal frame trash cemented in place versus a large concrete trash can similar to the one at the play structure.
- Parcel 50 – name your parcel – A community member requested a name for Parcel 50 located off of Wade Road between Silverbell Road and Wade Road. The community member complained that Parcel 50 was continually grouped with Richmond Estates when in fact C&C Construction built the homes in Parcels 50 & 52. After discussion the committee asked management to write a letter to the homeowner apologizing for the misunderstanding and informing the homeowner that the office and committee will discontinue addressing that area as Richmond Estates. In addition, the committee will look into placing a Name-Your-Parcel survey in an upcoming newsletter for Parcels 50 & 52.
- Bathrooms at WP and conference room – Management informed the committee that the bathrooms in the pool area of Windmill Park overflow and are causing water damage in the conference room closet. The wall is damaged on the bottom and appears to be rotting. Management will get bids to repair the damaged wall and stop the water from seeping under the wall in the future. A mold sample will be taken from several places along the damaged wall. Management informed the committee that the bids may be expensive and might be brought directly to the Board of Directors for approval.
- WP play structure tube repair – Management informed the committee that the center tube section of the interior slide on the Windmill Park play structure has a longitudinal crack at the connection of the bottom section. Tucson Play Systems submitted a bid to replace the center tube section for \$1,013.92. **MSP- to accept the Tucson Play Systems bid to replace the center tube section of the interior slide on the Windmill Park play structure at a cost not to exceed \$1,500.** The vote was unanimous.

- Address markers – Management requested address markers for lots bordering the Santa Cruz River to ease the compliance officers attempt to inspect the lots abutting the Santa Cruz River. After discussion the committee requested a response from the Covenants Committee specifying that they are aware that inspections are occurring on the Santa Cruz River side of homeowner lots. In addition, the Facilities Committee wants the Covenants Committee to request the lot markers if they want the inspections to continue. The Facilities Committee does not agree with inspections of homeowner lots from any area that is not a community thoroughfare or that is not specifically mentioned in the CC& R's and Bylaws of the community as inspection areas.

VI. Next Meeting Date October 20, 2008 – The committee voted to cancel the October meeting. The committee will meet again at 6:30 pm at the Windmill Park conference room on November 17, 2008.

VII. Adjournment – The meeting was adjourned at 6:59 pm.