

**South Bay Community Association
Facilities Committee Meeting Minutes
Tuesday, April 10, 2018**

1. Call to Order – John Sweet.
2. Members present: Sweet, Kent, and Spagle. (The committee is short two members.)
Others in attendance: Mark Torres, Barb Skinner, Bill Dean and Larry Davidson.
3. The semi-annual walk through was conducted in place due to rainy weather. Mark Torres reported on the following issues which were approved by consensus of the committee as the top priority items.
 - Replacing 10 street lamp fixtures in the parking lot with LED bulbs will lower the energy bill.
 - Parking lot striping is due. The parking lot will be resealed in 3-5 years so striping now is not premature and would add to the curb appeal of the property.
 - Limbing up trees around the property is on the list of projects to be complete (\$2000 +/-).
 - Drain tile at the tennis courts is needed at a cost of \$1500 +/-.

Other items to consider involve the following:

- Sidewalk repair in front of the shed.
 - Clear out foliage and trees in the back of the property to provide a water view.
 - Several trees in the front may need to be removed as their roots are exposed and could cause damage to the sidewalk and parking lot. Alternative plantings may need to be considered that won't have roots of this nature.
 - The waterfall area could be improved.
 - Improve trail to Gazebo.
4. The fitness center open house was reviewed. Many positive comments were received. There were 65-70 people that attended. There was consensus that another equipment orientation be held. There was a suggestion that more could be done to promote wellness in connection with the Health and Wellness Committee, which may be re-forming.
 5. Chris Spagle gave an update on the interior remodel and presented a carpet sample and paint color sample. The carpet was strenuously tested for wine stains. The carpet comes in squares that can be replaced if needed and an ample supply will be left after installation. The installation cost of the squares is less than rolled carpet as there is less waste. The work can begin in May. Motion by Spagle/Kent to approve the paint scheme and carpet samples. Motion passed.
 6. Television service was discussed. The plan is to go to basic service which will be at a lower cost. It seems television is not used much but we may want the capability to get local news and the sports channels.

Manager's Report:

- Arts groups are looking for a little more space for an upcoming event including the parking lot. It was suggested they consider the back patio in lieu of the parking lot.
- The front planters are in the process of being re-planted and will be as soon as the weather and schedules permit.
- The complaint regarding the noise generated by the heat pump was discussed. A suggestion was made to consider putting in "white noise" that is a common solution to office buildings as it is the on/off cycles that generally cause the problems in these cases. A sound engineer or HVAC person may offer more solutions at a cost.
- Signage is needed in the fitness area to encourage people to wipe off machines and equipment after use. Mark is working on a system of uniform signage throughout the building.
- We may have a volunteer to take care of recycling that would save the expense of paying a commercial hauler.

The meeting was adjourned at 1121 hours.

Next meeting Tuesday, May 8 @9:30 a.m.