

Grounds and Maintenance Committee Meeting Minutes

August 14, 2018

The following members were present at the GMC meeting at 6:30pm at the Clubhouse on August 14: Brent Williams, John Centilvre, Dana Gilbert, Ron Jordan, Carl Pierson, Bo Mandley, and Paul Austin. Also present was Glenna Skinner from the ACC.

Discussion topics included:

2019 Budget

Disposal of Paint in the Pool Building

Pump Room reclamation recommendation

Discussion on Gutter Guards

Continuing construction of Trellis barriers for power poles

Garden Quilt

Mail Box replacements, and repairs

Next working project

1. Based on anticipated projects the 2019 budget for our committee was set at \$1700. Projects included reclamation of some boxes in Garden Quilt, plus removal of three boxes, LED light replacements, Mail box replacements and repairs, continuation of downspout extensions, and stones.
2. Leftover Paint containers will be disposed of at the Transfer Station in September
3. The pump room continues to be a problem with backwashing. Overflow into the interior wall is a source of mold and mildew. Because of the chemicals contained in the Pump Room there has to be a change to the process being used to backwash the lines. Also, the existing drywall between the Pump Room and the other Pool House room where furniture and materials are stored should be removed by a licensed contractor and a new wall with proper sealing be installed between the two rooms.
It is our recommendation to the Board that the backwashing process be changed to avoid continuation of the flooding that continues to occur, and that the wall be removed and replaced with an acceptable sealed wall.
4. After lengthy discussion it was decided to recommend to the Board that different Gutter Guards be installed on units on Sandchip and Thornwood as an experiment to determine which guards perform better under different circumstances. However, before the guards are installed the proper sized gutters should be in place. The experiment at 1416 Sandchip is working well as the 6 inch gutters are handling the strong flows around the dormers and the angles of the roof. It may be necessary to perform some additional landscaping to move the water to the drainage platforms, however we feel it should not take place until the new gutters have been installed and given an opportunity to perform as intended.
5. John informed the members that he has three poles left to cover with the plastic trellis and they should be accomplished this year.
6. Garden Quilt owners need to clean up their boxes, and the committee will remove the back three boxes next Spring due to no usage.

7. Mail box repairs are continuing as needed. Currently we have two spare brackets on hand for emergency replacements, as well as two spare mailboxes.
8. Next working session for the members will be August 25 at which time we will place more stones around the clubhouse entrance, and a unit on Carrollton Way.

Next meeting of the Committee is scheduled for October 2 at the clubhouse.

Respectfully submitted,

Paul Austin and Brent Williams, Co-Chairs