

FACILITIES COMMITTEE MEETING MINUTES

FEBRUARY 6, 2023

By Theresa Lehr- Chairperson

1. POA members in attendance: Larry Parks, Loretta Gray, Doris Nelson, Doug Lehr (POA Board member), Steve Eckert (POA Board Liaison), Cheryl Farr, Kay Brown, BB Brown (ARA Lead Architect), Theresa Lehr (Facilities Committee chairperson)
2. Purpose of Facilities Committee: to identify THPOA facilities in need of repair and to identify new projects. The Facilities Committee functions, and its projects are undertaken, with the direct approval of the THPOA Board. The committee obtains bids for projects, but has no authority to appropriate funds.
3. Entrance #2 sign: Sign will be power washed, re-stained and lettering will be repainted by volunteers. We have some leftover stain, but 2 gallons need to be purchased.
4. Entrance #3 sign: Investigate possibility of repositioning sign due to westerly sun causing damage. Utility companies have been contacted and they will mark location of water, electricity, gas, etc.
5. Boat ramp bulkhead: Ronnie Vincent of Vincent Construction who built the new bulkhead states depression areas behind bulkhead are due to settling of soil, not due to loss of soil. Bulkhead is in great shape. Vincent suggests waiting until March or April to backfill areas. There may be enough soil nearby to simply regrade the area and not have to purchase a sandy type soil.

6. Tree by Chip's Chair at boat ramp: Larry Parks agreed to look at trees in the spring to see if trees are alive and can be saved.
7. Signage:
 - a. New pool signs will be ordered and installed before May 1st pool opening. Donation of \$300 has been offered for pool signs. Signs will be customized by a sign company in Livingston rather than using an online pool sign company, so signs are accurate for our pool usage.
 - b. Need signs at clubhouse gate entrance
 - c. Need signs at boat ramp
8. Clubhouse Parking lot gate: auto-close in need of repair. Oz to provide quote.
9. Brainstorming session for project ideas:
 - a. Mailbox awning: Oz to provide quote
 - b. Picnic table repairs to remaining 4 tables
 - c. Paint pavilion ceiling and picnic tables
 - d. Clean basketball and tennis courts- remove foliage near fencing and remove grass growing on courts with hoe and Round up
 - e. Chain link Fencing repair- pool, courts and clubhouse enclosure
10. Facilities Master Plan- Doug Lehr
 - a. Tractor Barn- needs insulation and repair at base to keep water from entering and also to keep water condensation from occurring.

- b. Tennis/basketball courts: poll POA community to decide best plan for this area in the long run. At minimum, courts need to be cleared of grass and brush along fence line.
 - c. Office building and pavilion:
 - 1. Exterior- east facing wall in need of replacement, paint building, north facing wall has rotting boards at soil level, Red Tip Fotinia bushes causing rot, crepe myrtles at pavilion and around office were planted too close and are causing foundation issues. May need to consider removing foliage.
 - 2. Interior- needs new flooring, paint, there is a leak coming from women's shower that is flowing into closet in office.
 - 3. Pavilion- ceiling needs painting, light fixtures are not to code, paint and repair picnic tables
 - 4. Exterior chain link fencing- needs repair\
11. Handicap Access: not required by law, but needs further study
12. Small barn: this storage area was purchased to house POA documents. However, the barn does not have power and documents are not being stored properly to prevent decay. Plan is to scan old documents for virtual storage. Once this is done, the small barn can be sold if not needed.
13. Boat Ramp:
 - a. Investigate relocation of ramp gate and installation of pilings in grass similar to what is present along creek running into the lake at the boat ramp. This action will prevent non POA members from accessing the boat ramp parking lot and decrease loitering. Requires further study.
 - b. Repaving of boat ramp parking lot- lowest quote obtained 1 ½ years ago- \$46,000 from CCC.

- c. Mailbox awning: is this something the POA membership is interested in? Perhaps can get feedback from Survey Monkey?
- d. Information box at Clubhouse gate for placement of Board, ARA and other committee agendas and other important information.