

Facilities Committee Meeting Minutes
Tuesday, May 13, 2025 – Regency Hills Clubhouse

Co-chairperson Frank O'Connor called the meeting to order at 7:00 pm.

Approval of Minutes - The minutes of the January 14, 2025 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$397.91

Sub-Committee Reports:

1. **Indoor/Outdoor pools/Spa - Sloan** – Frank O'Connor: All is well with the indoor pool. The cover has been removed from the outdoor pool and preparations are underway for the Friday, May 23 scheduled opening.
2. **Outdoor pool RH** – Arlene Smith: Cover has been removed, and pool is being readied for May 23 opening.
3. **Gates – (Sloan)** Stan Merritt: No issues. **(RH)** Maria Derbyshire: All fine.
4. **Repairs – (Sloan)** Gary Wahlers/Stam Wilhelmson: Stan reported no major issues. Frank mentioned that one of the gates in the pool area is not operating properly. **(RH)** Dave MacFarland (Not present) – no known issues
5. **Tennis/Pickleball Courts:** Jim Tackett – The new nets are up and the courts are being used. About 15 people attended the new player training sessions.
6. **Night Watch – (Sloan)** Jim Varvaris – all good. **(RH)** Bob Derbyshire – There are still 4 weeks in late 2025 to be filled
7. **Pre/Post Inspections – Sloan** – Leslie Davis – 4 rentals scheduled for June (including back-to-back Saturday/Sunday rentals). **RH** - Mary Ann Chism – no rentals scheduled
8. **Inspection** – Karen Windau – with the exception of pool-related items, inspections have been completed. There are 38 items on the delinquency report to be addressed in the coming weeks.
Concrete/Depressions – Mike Radich/Nino Morello – inspection of all 4 phases has been completed, except for leveling, and report has been forwarded to the Board.
9. **Patriotism at Regency** – Ray Buckley – Teams are preparing to place flags at mailboxes for the Memorial Day weekend, May 23 - 27

New Business:

- **Repair and recoat Indoor pool deck** – Frank O'Connor - There have been ongoing issues with the surface of the indoor pool deck, and we have identified a company called Sundek that does this kind of repair work. Maria, Frank, and Board members Rich H., Tom D. and Doug L. visited a 5-year old Sundek project in Warminster, at the Five Ponds indoor pool. The owners are very satisfied. The Board approved Sundek's quote of \$17,000 to repair and recoat the indoor pool

deck and also replace the coping around the pool edge. The indoor pool will be closed for about a week while the work is done and the surface allowed to cure, probably in July or August.

Information Item

- **Discuss problem with Yelp alarm at RH/discussion new alert gate system** – Maria –The RH Yelp system that allows emergency responders to access the community when gates are closed has not always functioned and a new Yelp alarm was recently installed. There is a new system, Opticom, under consideration. This is the same kind of system often used at traffic signals, where a sensor is triggered by the strobe-like flashing lights of police/fire/ambulance vehicles, causing the gates to open.

Approved budget items:

- **Window cleaning** - June 2 at RH and June 4 at Sloan (includes gate house windows)
- **Rug cleaning** – during the summer
- **Outdoor pool decks** were power washed May 9th and pool covers removed
- **Purchase pool grips for outdoor pool rails**

Community Association Board (CAB) Liaison Report – Rich Houghton –

- The Board has approved a plaque to hang at the Sloan Clubhouse that will thank and honor past HOA Presidents. Community member and woodworker Bill Haney will create a cherry wood plaque, on which a trophy company will install brass plates with space for 18 names.
- Reminder that the next open Board meeting will take place on Wednesday, May 28, at 7pm at the Sloan Clubhouse.

The next meeting will be on July 8, 2025, at Sloan Clubhouse.

Meeting was adjourned at 7:29 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Frank O'Connor, Ray Buckley, Mary Ann Chism, Leslie Davis, Bob Derbyshire, Stan Merritt, Nino Morello, Frank O'Connor, Mike Radich, Arlene Smith, Jim Tackett, Jim Varvaris, Peg West, Stan Wilhelmson, Karen Windau
Liaison: CAB – Rich Houghton