

Facilities Committee Meeting Minutes
Tuesday, September 9, 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 July 8, 2025 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$158.15

Sub-Committee Reports:

1. **Indoor/Outdoor pools/Spa - Sloan** – Frank O'Connor: Outdoor pools will close on 9/15. Indoor Pool: Rescue board needed new straps that have been purchased and installed. Spa water level seems to be dropping more quickly than usual; Frank is monitoring the situation.
2. **Outdoor pool RH** – Arlene Smith (not present): Mary Ann reported that all is well. Pool to close 9/15.
3. **Gates – (Sloan)** Stan Merritt: No issues at Fairmount. **(RH)** Maria Derbyshire: All fine. Opticom system has been installed.
4. **Repairs – (Sloan)** Gary Wahlers/Stan Wilhelmson: Stan checked the outdoor water valves at Sloan, repaired a tennis court gate hinge, and painted the wire inside the trash enclosure to make it visible at night. **(RH)** Dave MacFarland (not present): Maria reported that Dave has done several small jobs. He has also installed solar lights on Regency Hills Drive.
5. **Tennis/Pickleball Courts:** Jim Tackett – All good. Will be looking at purchasing new rollers and squeegees. Also may want to install wind screens on the side of the court near the clubhouse.
6. **Night Watch – (Sloan)** Jim Varvaris (not present) In an email to Maria, he said that he got one new volunteer after sending out a RAP Flyer. More are needed. **(RH)** Bob Derbyshire – All good this year; he will send out a signup for 2026 shortly.
7. **Pre/Post Inspections – Sloan** – Leslie Davis – there was one recent last-minute cancellation; money was refunded. There are several rentals coming up in the next several months. **RH** - Mary Ann Chism – no upcoming rentals.
8. **Inspection** – Karen Windau – 39 deficiencies were reported. Of these, 11 were put on hold and 26 were assigned to various parties to address. 21 have been completed, and 5 are pending.
9. **Concrete/Depressions** – Mike Radich/Nino Morello – Pristine has completed the aprons. It was noted that in some cases there is a gap between the new apron and the asphalt. Any such issues should be reported to Jeff Bevan.
10. **Patriotism at Regency** – Ray Buckley (not present): Maria noted that American flags will be displayed on September 11 and Veterans Day.

Old Business: none on the agenda

New Business:

1. Items submitted to the Board for 2026 FC Budget:

- Power wash both clubhouses, including outdoor pool decks and tennis courts
- Window cleaning both clubhouses, including gatehouses
- Paint Copley Rd. railing (every 3 years)
- Paint entrance and exit gates (all phases)
- Replace Sloan emergency lights with LED lights – lower level. (upper level was done last year)
- Replace emergency lights with LED lights both levels at RH
- Install dimmer switches at Sloan clubroom
- Windscreens (2) for tennis/pickleball courts/new roller and squeegee
- Rug cleaning – both clubhouses
- Replace small round side tables at Sloan outdoor pool with small square trex tables like the ones at the RH pool
- Replace any broken umbrellas or stands at both outdoor pools
- Plaster indoor pool/spa
- Bocce court (see below)

2. Discussion about refurbishing putting green vs. installing bocce ball court vs. grass:

- Some residents have asked the Board to consider installing a bocce court. Maria discussed logistics/pros/cons of this issue.
 - i. Putting green is in poor shape and lightly used. Restoration will be costly. It should have annual maintenance.
 - ii. One option is to remove the putting green and plant grass.
 - iii. Toll has installed bocce courts in many of its newer 55+ communities; the common size (12' x 60') would fit in the current putting green space.
 - iv. Rough estimate of cost to install a court is \$25,000. This does not include removal of the putting green, landscaping, installation of benches, shade structures, scoreboard, etc.
 - v. Bocce court will require annual maintenance
 - vi. If the Board approves this plan, the HOA Declarations would have to be amended.

3. Discussion about running an electric line to the Gazebo:

- A resident has asked the Board to consider this option, which could be useful for concerts, Veterans Day ceremonies, etc. After some discussion, it was agreed that Maria will ask Gillespie for a quote.

4. Stan Merritt expressed concern about the inadequate communication to residents from RAP and Pristine around installation of driveway aprons: no advance notification that work is to be done; last-minute instructions to remove vehicles; no information about when residents are able to resume normal use after completion. Tom Davis was asked to talk to Jeff Bevan about this.

Information Items

- Board approved Opticom system for all gates – installed.
- Following a demonstration of new gate entrance boxes by our gate contractor, the Board will consider the purchase. Some additional information needs to be obtained by the property manager regarding internet.
- Board approved repairs to the Sloan entrance sign – Work finished
- Indoor pool deck – finished
- Board approved purchase of a new treadmill for Sloan clubhouse gym – delivered
- RH Drive landscape lights replaced with new posts and solar lights – work finished
- Outdoor pool closure scheduled for September 15th.

Community Association Board (CAB) Liaison Report – Tom Davis –

- Bustamante has delivered the updated Reserve Study and the Board will meet on September 22 to review it.
- The Census is in process and residents are asked to return their forms promptly.
- The Board is working on the 2026 Budget
- The plaque honoring past HOA Presidents will be presented at the Annual HOA meeting in November.

The next meeting will be on November 11, 2025, at Sloan Clubhouse.

Meeting was adjourned at 7:51 pm.

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Frank O'Connor, Bob Derbyshire, Mary Ann Chism, Leslie Davis, Stan Merritt, Nino Morello, Jim Tackett, Peg West, Stan Wilhelmson, Karen Windau
Liaison: CAB – Tom Davis