

Facilities Committee Meeting Minutes
Tuesday, November 11, 2025 – Sloan Clubhouse

Co-chairperson Maria Derbyshire called the meeting to order at 7:00 pm.

Approval of Minutes – Karen Windau made a motion to approve the minutes of Sept 9, 2025; seconded by Jim Varvarius; passed unanimously.

Treasurer's Report – Mary Ann Chism – cash on hand is \$404.00

Sub-Committee Reports:

1. **Indoor/Outdoor pools/Spa - Sloan** – Frank O'Connor: Outdoor pool is closed. It was necessary to replace the indoor spa jet motor at a cost of \$3,600. John Ruser has repaired the walls of the outdoor pool shed and the indoor mechanical room, both of which had sustained water damage.
2. **Outdoor pool RH** – Arlene Smith: all good
3. **Gates – (Sloan)** Stan Merritt: (not present) - No known issues. **(RH)** Maria Derbyshire: Exit gates were damaged by a vehicle strike while in the open position. They will remain open until repairs can be made.
4. **Repairs – (Sloan)** Gary Wahlers/Stam Wilhelmson: Stan has made several small repairs. **(RH)** Dave MacFarland (not present) – Maria reported that all is well.
5. **Tennis/Pickleball Courts:** Jim Tackett – All good. Jim said a few players had requested that at least one pickleball net remain out for play during warm days in the winter months. After discussion, it was decided that the nets should be stored to prevent weather damage.
6. **Night Watch – (Sloan)** Jim Varvaris – all good. **(RH)** Bob Derbyshire – there are still many 2026 weeks to be filled. Bob will continue to work on this.
7. **Pre/Post Inspections – Sloan** – Leslie Davis – There are a number of upcoming rentals. **RH** - Mary Ann Chism – no issues.
8. **Inspection** – Karen Windau – report was submitted; no outstanding issues. **Concrete/Depressions** – Mike Radich/Nino Morello – nothing to report.
9. **Patriotism at Regency** – Ray Buckley – This year the Veterans Day ceremony was held outside the Sloan Clubhouse on the grass near the putting green. This location was more accessible than the gazebo, and it worked well. Despite the cold and windy weather, the ceremony was well received. Ray thanked all the volunteers who worked with him on this.

Old Business:

- Electric line to gazebo – this has been denied due to the expense of \$34,000.

- Putting green replacement, bocce ball court – one proposal has been obtained to install bocce ball court for \$23,000; waiting for the second. The quote to remove the current putting green and replace it with a new one is \$49,000.

New Business:

- Rental policy discussion - Karen Windau – the policy was amended a few years ago to allow for celebration of life gatherings free of charge after the passing of a RAP resident, parent, or child. The group discussed clarifying language to confirm RAP members could attend such gatherings.

Information Items:

- The Board approved new entrance gate boxes. RH will be done first.
- The flagpole on Eden Rd has new roping and a new flag.
- 5 pieces of gym equipment needed repairs (2 treadmills needed belts; bicycle - new drive belt and wheel seat; Life fitness seated row – new chest pad; Life fitness decline ab bench -new seat pad.) It was the tech’s recommendation that it was worth fixing everything. The Board agreed and the cost was \$2,300.

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

- The annual HOA meeting will be held on November 19 at the VFW Hall on Starr Street in Phoenixville. Three candidates have put their names forward for two Board positions. RAP residents are encouraged to attend either in person or via Zoom.

The next meeting will be on January 13, 2026, at Regency Hills Clubhouse.

Motion to adjourn by Arlene Smith, seconded by Ray Buckley. Meeting was adjourned at 7:20 pm.

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Frank O’Connor, Ray Buckley, Mary Ann Chism, Leslie Davis, Bob Derbyshire, Nino Morello, Arlene Smith, Jim Tackett, Jim Varvaris, Peg West, Stan Wilhelmson, Karen Windau

Liaison: CAB – Rich Houghton