

FACILITIES MEETING AGENDA – January 13, 2026 at Sloan clubhouse

The meeting was called to order by Frank O'Connor at 3 p.m. Bruce Mitchell was introduced as a new member in charge of Repairs at RH.

Approval of Minutes – Minutes from November 11, 205 meeting. – Motion to approve-passed.

Treasurer's Report – Mary Ann Chism – Balance on hand \$211.96. Receipts submitted to Jeff Bevan

Sub-Committee Reports:

1. **Indoor/Outdoor pools/Spa - Sloan** – Frank O'Connor – everything OK. Purchased 2 thermostats for indoor pool and spa.
2. **Outdoor pool RH** – Arlene Smith – no report
3. **Gates** – (Sloan) Stan Merritt/ (RH) Maria Derbyshire – All gates in working order. The Fairmount gates remain open awaiting installation of the new call boxes.
4. **Repairs** – (Sloan) Gary Wahlers/Stam Wilhelmson/ (RH) Bruce Mitchell – accepted resignation of Gary Wahlers. Stan and Bruce reported minor repairs. *The following items need to be addressed: Two chairs and one chaise lounge at the indoor pool need bolts. Flapper in ladies room upstairs toilet needs to be replaced (1st stall), tables in Sloan clubroom need to be adjusted, especially one that is very rocky!*
5. **Tennis/Pickleball Courts:** Jim Tackett – Not much going on in the cold weather.
6. **Night Watch** – (Sloan) Jim Varvaris/ (RH) Bob Derbyshire – RH still in need of volunteers. Topic to be discussed under new business.
7. **Pre/Post Inspections** – Sloan – Leslie Davis - RH- Mary Ann Chism – March 8th and September 13th are next rentals at Sloan
8. **Annual Inspection** – Karen Windau **Concrete/Depressions** – Mike Radich/Nino Morello – no reports
9. **Patriotism at Regency** – Ray Buckley – Veterans Day celebration was a success however extremely cold. This year 250th celebration of the U.S. Ray will be sending out a RAP flyer about purchasing flags in the Spring. He will be setting up a meeting with his committee regarding 2026 flag placement. The flagpole at RH needs new roping and a clip. Once repaired, a new flag will be installed.

New Business:

- Nightwatch -Maria presented discussion on night watch which was prompted by the HOA Board questioning the need to continue night watch. Pros and cons were discussed. The clubhouses are empty from 11 p.m. through early morning when anything can happen and we would not know about it until the morning. There have been no serious problems over the years. The Property Manager will go through both clubhouses daily and the co-chairs will continue walking through the clubhouses at the weekend. A vote was taken after additional discussion. The vote was 10 yes, 1 abstain to end night watch. The Co-chair conducting the meeting only votes if there is a tie. Night Watch will end effective Monday, January 19, 2026. A RAP flyer will be sent with the announcement and also asking residents to be diligent about turning off lights and fireplace when leaving and also reporting any problems. Bob Derbyshire and Jim Varvaris will send a “thank you” email to their volunteers.

- Discuss landscape lights around Sloan clubhouse/walkway – Switch to solar lights??
A great deal of money has been spent the past year fixing landscape lights and cut wiring around the Sloan clubhouse and walkway. It would require the electrician to come back yet again to try and find where the line is cut. It is suggested that many of these lights could be changed to solar LED. We will investigate types of lights that could be used.
- 2-3 volunteers to clean the mechanical room at Sloan – Frank requested a few volunteers to help clean the mechanical room at the Sloan clubhouse. A date of next Tuesday, January 20th at 10 a.m. was agreed upon. Bob Derbyshire, Stan Wilhelmson, and Ray Buckley volunteered to help. They were advised to bring brooms!

Information Items:

- All the gym equipment at Sloan was repaired
- Gillespie Electric completed replacing emergency exit lights at both clubhouses and installed dimmer switches at the Sloan clubroom
- New gate boxes to be installed starting with Fairmount Rd
- The indoor pool to be resurfaced most likely in late July/early August when the outdoor pool is open
- Continue to get bids for putting green. Bocce ball courts on hold

Board Liaison: Rich Houghton reported that 3 new HVAC units have been installed at the Sloan clubhouse. The past few snowstorms have used up the **2025** surplus of money prompting the HOA Board to make changes to the Snow Policy.

There being no further business, the meeting was adjourned at 3:50 p.m.

Maria Derbyshire
Secretary Pro Tem

Members Present – Maria Derbyshire, Frank O’Connor, Bruce Mitchell, Mike Radich, Mary Ann Chism, Arlene Smith, Jim Varvaris, Bob Derbyshire, Stan Wilhelmson, Leslie Davis, Ray Buckley, Jim Tackett.

Board Liaison – Rich Houghton