

Grounds Minutes: 5/6/08

**Present:** Jane Lange, Bud Anderson, Frank Bibbins, Steve Goodwin, Michaelene Houze, Frank Lange, Jeanne Oliver

Pools: Michaelene

- reported auto filler at Charlestown Pool has been turned off a few times and questions whether Jason from Sparkle Brite might be accidentally forgetting to turn it back on after cleaning pool.
- Girls' Restroom walls at Seven Oaks Pool have been sprayed with something that cannot be removed with scrubbing. Grate at door base has been broken and will need to be replaced. Alex from AMI will be asked to repaint the walls and replace the grate. The job order should be written up as repair for vandalism.
- Paint on decks at the Charlestown pool seem to be peeling slightly in a few places and Michaelene's continued effort to contact Nelson M, the vendor has been unsuccessful. There is a one year warranty on chipping; therefore, it is essential that he respond to calls.
- Play frog at Charlestown Pool continues to be a dilemma: repair, replace, remove?
- In general pools look better and Sparkle Brite seems to be getting things back to better than normal.
- Furniture will be ordered soon for Seven Oaks Pool. Next year 's budget will include new furniture for Charlestown Pool.

Irrigation: Frank Lange

- Water pressure problems with irrigation on individual properties seem to be a problem for some residents. TLC is checking out the reported problems and catching others during inspections.
- Sprinkler heads get clogged and at times need to be cleaned out.
- TLC continues to work on irrigation problems caused by original wiring from IDA. This time consuming and expensive replacement and repair cannot be helped. Wires can only be replaced as problems occur. This problem is not the fault of TLC. They are working to correct what was installed by the developers.

Nature Trails: Frank Bibbins

- Frank has a bid for a 30 foot walking bridge on the Planters Knoll walking trail. It is recommended that the estimated cost of \$1584 will actually be doubled by the time it is actually built and installed with 8 concrete footings. This cost will be within the approved Board budget. Treated materials will be used to avoid yearly maintenance.
- Two benches at \$300 each have been approved for the nature trails.
- Security problems continue with walk-in/break-ins at the wall openings around the UP property. Frank has asked if HOA could consider a security person to monitor the property?

Ponds: Bud Anderson

- Board approve \$750 for electric box on Pond #7 for installation of bubblers.
- Bubblers for Pond #11 remains a problem at this time because of the extreme cost of \$5000 for an electric box.
- Barry Benjamin Bud's co-chair will oversee the ponds while he is away this summer.
- Aquatic seems to be doing a very good job on the ponds and littorals. Steve questioned the condition of the littoral on some ponds and Bud explained the littoral maintenance contract and the original installation of the littoral tables.

Landscaping: Steve Goodwin

- Steve reports that all landscaping of drought resistant perennials in common areas are being completed according to schedule. Caution and timing is essential to accommodate the drought. Residents are questioning the withering of common grounds and may not ware that some of the grounds are watered by the CDD budget and all new plantings will be watered more often until they are well rooted.
- Residents are requesting that the grass area behind the Seven Oaks pool be planted with St. Augustine just as it was before the chinch bug problem from 07. Committees discussed the value of other sturdy grasses for that area since it seems to be our only play area for the kids to play ball.

Fitness Center: Jeanne Oliver

- Thermostat is programmed to come on at 70 degrees 5:30 AM and 80 degrees at 10 PM each evening.
- Some residents continue to open windows regardless of the temp. Seem to be "unable to please everyone all the time"