

Buildings, Roads & Grounds

Meeting Minutes 10/5/11

Members Present: Wayne Schmidt, Ray Weimer, Cam White, Page Gifford, volunteer, Carol Brown, and board liaison Joy Bauserman. Not present, Tom Buglia, Ron Shields and John Korhonen.

Meeting called to order at 7:17 p.m.

September minutes approved.

- Ray questioned Ron Shields request for another chipper. Both Ray and Cam suggested renting a chipper for post storm clean-up. Cam also suggested renting a generator for the clubhouse in case of an emergency, that renting a generator and having it set up prior to an event similar to the snow storm of 2009, would be more cost effective than maintaining one over the long-term.
- Items mentioned for repair and upgrade include clubhouse deck, making it ADA compliant and emergency lights to be installed.
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- Regarding roads, Roger Robertson was to arrive on October 7, to look at road patching. There was discussion about areas needing paving. Joy asked about areas Aqua Virginia is responsible for repairing.
- Ray requested that Ron Shields attend meetings as well as John Korhonen.

Common Property was discussed.

- Evaluate maintenance tasks for all common property, seasonal and general maintenance.
- Discussed work orders for lists of tasks and having it evolve into a work schedule.
- Joy suggested a maintenance audit. Ray and others agreed and discussed an insurance audit and risk assessment for safety and building inspections to be done by an insurance broker.
- Discussed costs based on what is encompassed in building inspection. Researching inspectors was suggested and Joy wanted the committee to

report back in November. Cam asked Wayne what is required by the county.

- Discussing the pool area, it was mentioned. There was some flaking of the deck surface. Cam suggested sandblasting it but Wayne stated that would be costly. Pool liner has been a problem with air bubbles beneath liner. Diving board should be replaced. Ray suggested a complete pool inspection.

New Business

- Security gates were discussed. Ray suggested BRG work with the Safety Committee. Cam stated there is money in the reserves for gates. Carol inquired about the status of the proposed Lafayette Gate and Ray stated it had been tabled.
- Canoe/Kayak racks were again discussed. Carol stated that Ralph Hoal in maintenance had an Eagle Scout who was to help Carol with the project but she has not heard from this scout.
- Committee voted unanimously to accept Carol Brown on the committee for a three year term pending the BOD's decision/appointment.
- Carol also mentioned the décor in the Falconer room.

Meeting adjourned at 9 p.m.

Next meeting November 2, at 7p.m.

Secretary of Record,
Page H. Gifford