

New Initiatives for BOD Approval and Status of Other Items

New Initiatives	Orig Cost Est.	Current Cost Est.	Funding Source	Finance Recommendation	Follow-Up Needed
Tazers for Police	\$8,000	\$7,200	Operating Budget	Recommend BOD Approval	
Canoe/Kayak Racks(materials)	\$3,000	\$3,000	Property Transfer Fund	Recommend BOD Approval	Determine source of labor (Carol Brown/Ron Shields)
Practice Backboards	\$1,069	\$2,000	Property Transfer Fund	Recommend BOD Approval	
Emergency Generators (2 locations)	\$50,000 for Ops; \$10,000 for engineering at clubhouse	\$45,000 for Ops		Recommend defer; develop plan and cost estimates for consideration during 2012	BRG and Maintenance need to coordinate plan
Ops. Building Paving	\$20,000			Recommend defer; develop plan addressing drainage for consideration in 2013	BRG and Maintenance need to coordinate plan
Clubhouse and Tennis Court lighting	\$15,000 for tennis			Recommend defer; obtain bids to determine costs; seek BOD approval during 2012	BRG, tennis, and Maintenance need to coordinate plan
Contracted Marine Patrol	\$20,000		Operating Budget	Do Not Recommend	
Additional Marina Parking	\$30,000			Recommend defer pending resolution of sewer issues	BRG make recommendation for 2013 budget
Pave Marina Drive	\$20,000			Same as above	Same as above
Notebook Computers for Directors	\$3500			Do not recommend; only aware of one director who supports	If still desired, need more definitive data on cost saving
Extend Main Beach Swim Area and Add Raft				Do not recommend	

New Initiatives for BOD Approval and Status of Other Items

Board does not need to specifically approve these, but in approving the budget it is endorsing the direction noted:

Other Items					
Replace pool diving board	\$12,000		MR&R	Recommend proceed	\$12,000 in 2011 MR&R under pool furniture--okay to proceed
Painted pool deck is shedding flakes into the pool	Estimate needed		MR&R or op. exp.	Recommend assess need in 2012 and advance funds from future MR&R year if needed	BRG/Maintenance need to coordinate
Resurface Pool	\$85,000		MR&R	Finance has put in 2012 MR&R budget	Proceed in 2012
Propane shed at marina needs to be vented at the bottom of walls	\$2500 or less	\$2500 or less	MR&R	Finance has put in 2012 MR&R budget	Proceed in 2012
Marina docks/piers have portions needing replacement			MR&R	Finance has put annual \$3000 allowance in MR&R budget	Include in 2012 and subsequent years; similar to beach allowances
Add bathrooms at Beach 4 to replace portajohns	Estimate needed			BRG to evaluate improved rental units	BRG to evaluate and proceed if funds permit
Repair/remove fence between Beach 5 and pipeline ROW	Estimate needed			BRG to evaluate possible use of beach allowance	BRG to evaluate and proceed if funds permit

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DATE	7/18/2011
DEPARTMENT/COMMITTEE	Police Department
DESCRIPTION	Tazers
ESTIMATED AMOUNT	\$8,000
ESTIMATED LIFE IN YEARS	Permanent
ESTIMATED ACQUISITION MONTH	Jan 2012

JUSTIFICATION

Officer protection equipment to enable an officer to control combative subjects without injury to officers or subjects. These incidents are becoming more common at Lake Monticello. Just recently, an officer was injured on a call involving a suicidal subject armed with a handgun. The officer was injured in the scuffle to control and arrest the subject. Employing a Tazer in this incident would enable the control and subsequent arrest with no injuries to either party. This is a second request to purchase this equipment for our eight (8) officers.

OPERATING BUDGET REQUIREMENTS

Replacement cartridges for on duty and training use

PRIORITY TYPE

- SAFETY**
- MAINTENANCE**
- IMPROVEMENT OF INFRASTRUCTURE**
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES**

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DATE	November 2011
DEPARTMENT/COMMITTEE/SPONSOR	Facilities Management, Carol Brown
DESCRIPTION	Canoe and Kayak racks at 7 waterfront sites around LMOA
ESTIMATED AMOUNT	\$3000
ESTIMATED LIFE IN YEARS	12 years
ESTIMATED ACQUISITION MONTH	Spring 2012

JUSTIFICATION

We have 700+ small vessels registered 2011. We have had repeated requests for racks and working the issue since 2004. For an estimated cost of less than \$100 per rack, we improve safety/security of the vessel, improve maintenance of the site, make maintenance of site easier, spread out the vessels to the closest access for the resident, and we will recover the cost of the materials, and probably include installation by maintenance with there use. We have over 40 vessels at the marina at the present, probably would continue to have that many there on racks, if we make rack storage the only storage for LMOA site small vessel storage it will improve accessibility for maintenance work at the Marina around small vessels, and we will have many residents around the lake homeowners utilize them.

Minimum storage for 8 vessels (2 racks) at each site. Probably 6 at the Marina if only the 2 tier available.

2 styles are proposed: the 2 tier T style, such as the one installed at beach 2, and a railing style, lifted off the ground for ease of maintenance, but low profile, and ease of single person accessibility.

OPERATING BUDGET REQUIREMENTS

PRIORITY TYPE

- SAFETY parking lot**
- MAINTENANCE**
- IMPROVEMENT OF INFRASTRUCTURE**
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES**

LAKE MONTICELLO OWNERS' ASSOCIATION 2012 NEW INITIATIVE REQUEST

DATE	November 2011
DEPARTMENT/COMMITTEE/SPONSOR	BRG/ TENNIS, Carol Brown
DESCRIPTION	Tennis NET REBOUNDER backboards at Ashlawn Playcourt and Tufton/Lafayette tennis courts. See attachment.
ESTIMATED AMOUNT	\$1069 1 fence mount +3 free standing to adjust to mount to the fences
ESTIMATED LIFE IN YEARS	5 years
ESTIMATED ACQUISITION MONTH	March 2012

JUSTIFICATION

Provide tennis player a spot to learn to control and hit the ball without a partner. Backboards of wood have been researched and we could build our own (DIY), but the NET REBOUNDER is quieter and less kickback, and according to BLOGGER, gives good practice on the strokes. Biggest plus is less noise. U-tube videos show it in action as long ago as Arthur Ashe teaching.

Placement of a rebounder NET is recommended on the Ashlawn Playcourt. This area is between the basketball court and tennis court fencing, facing the front/parking lot fence, since it is easier to retrieve the balls that will go over the top. NOT to be placed on the side facing the tennis courts with the back screen attached, as lost balls will not be retrievable with the locked gate.

Backboard REBOUNDER NET alternative is quieter and safer on the ball rebound. We could place one smaller at the other end of the play court, then open the back gate for ball retrieval, but we need to see the spacing bars to learn how to attach so the ball is are not banging against the fence.



Fence Mount Rebounder

Attaches to virtually any tennis fence and posts, adjust the mounting brackets to fit your fence post width. Constructed of durable 16 gauge, 1.66" o.d. steel, Black polyester powder coat finish for maximum weather resistance, Measures 18'w x 8'h Heavy-duty #420, 1-1/2" square mesh, Black net is weather and UV resistant, Includes webbing strap to set realistic tennis net height on

rebounder. ***\$70.00 Additional Freight charge for this item.***

Our Price: \$499.99 11-13-2011 via the internet. Carol Brown

<http://www.southern Tennis Supplies.com/store/productview.asp?prodID=262>



DELUXE REBOUND NET

Heavy netting gives player-like response, adjustable tension strap to vary length and speed-up return. Easy to assemble. 9'W x 7'H steel frame. 24 lbs.
~~Retail Price: \$199.99~~ Our Price: \$159.99 Your Save: 20.00%

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

<http://www.southerntennissupplies.com/store/productview.asp?prodID=248>

Once we have the backboard on Ashlawn, it would be recommended to place 2 smaller size backboards on Tufton on the side fence.

OPERATING BUDGET REQUIREMENTS Install time about 2 hours/volunteer or staff

PRIORITY TYPE

- SAFETY**
- MAINTENANCE**
- IMPROVEMENT OF INFRASTRUCTURE**
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES**

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DATE	November 22, 2011
DEPARTMENT/COMMITTEE	Building, Roads, and Grounds – Ray Weimer Jr.
DESCRIPTION	This request is for the procurement of a 20 KW standby diesel engine/generator set, automatic transfer switch, environmentally approved fuel supply system, installation, checkout, and one year of scheduled maintenance.
ESTIMATED AMOUNT	\$50,000
ESTIMATED LIFE IN YEARS	20
ESTIMATED ACQUISITION MONTH	June 2012

JUSTIFICATION

The LMOA Operations building is the focal point for all emergency support activities during the time of an emergency such as power outages, snow storms, inclement weather, and other acts of nature. Maintaining the availability of a reliable power source for the police communications and computer systems is key to their ability to support of our community during these events. The building is also utilized as a headquarters for the emergency crews as they perform their duties in support of the community. This engine/generator would provide back-up power to the Operations Building and the main gate.

OPERATING BUDGET REQUIREMENTS

PRIORITY TYPE

- SAFETY
- MAINTENANCE
- IMPROVEMENT OF INFRASTRUCTURE
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DEPARTMENT/COMMITTEE	Police Department
DESCRIPTION	Police Building parking lot paving
ESTIMATED AMOUNT	2011 \$20,000
ESTIMATED LIFE IN YEARS	20
ESTIMATED ACQUISITION MONTH	Begin June 2012

JUSTIFICATION

The LMPD building was constructed with gravel parking and entry areas. These funds will provide for the hard surfacing of the entry and parking areas. This would enable us to actually plow the area without damaging the surface grade during the winter, and allow more efficient drainage.

OPERATING BUDGET REQUIREMENTS

Minimal

PRIORITY TYPE

- SAFETY
- MAINTENANCE
- IMPROVEMENT OF INFRASTRUCTURE
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES

LAKE MONTICELLO OWNERS' ASSOCIATION 2012 NEW INITIATIVE REQUEST

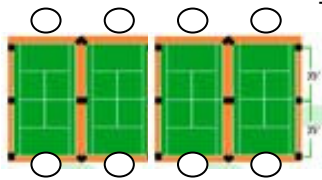
DATE November 2011

DEPARTMENT/COMMITTEE/SPONSOR BRG, Tennis Committee, Carol Brown

DESCRIPTION Down cast lights for the Ashlawn Tennis courts, and Club house parking lot.

Recommended by Director Don Fickes is a switch inside the courts, so they are activated by tennis players when in use, and turned off as they depart.

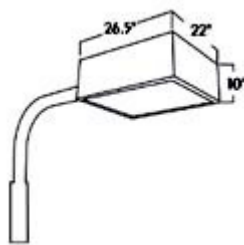
8 Light poles, with 1 light on each pole, placed OUTSIDE the Ashlawn Tennis courts.



This tennis lighting fixture package includes eight poles, eight brackets, ten fixtures, mounting hardware and lamps for a dual Narrow Recreational size tennis court. (Rather than lights at the center of court, which would destroy the courts, place the lights at center back/front outside of courts 1 thru 4 as the white dots suggest.)

[RLLD Economy Narrow Recreational & Residential Single Court Lighting Kit](#)

MSRP: ~~\$20,391.00~~ Base Price: \$14,565.00 - (11-19-2011 internet.)



Extruded Fixture Dimension

This tennis court lighting fixture package includes all necessary poles, brackets, fixtures, mounting hardware and lamps for a dual Recreational or Residential size tennis court.

Its features include:

- [Nine 4" round straight steel 20 foot poles](#)
- [Twelve 1000 watt Metal Halide, Type IV Forward Throw fixtures with lamps](#)
- [Six single Davit style mounting brackets](#)
- [Two dual 270 Davit style mounting brackets](#)
- [One dual 180 Davit style mounting brackets](#)
- Multi tap ballasts (120, 208, 240, 277) Standard
- [Also available with 480 volt ballast](#)
- Mounting hardware, and base covers
- Available in 4 colors: white, black, green, and bronze
- Durable, efficient, attractive, and easy to install
- Everything you need to illuminate your court like a professional!
- Installation of concrete footings, poles or fixtures not included in kit price
- All fixtures are available to ship within 10-15 working days
- We will contact you regarding your freight prior to process your order
- Pre-shipping of anchor bolts will require extra freight charges
- Please call us at **1-800-239-2939** for more specific information

**There will probably be the need for a transformer to provide enough power to the site.
Installation not included.**

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

ESTIMATED AMOUNT	\$20,000
ESTIMATED LIFE IN YEARS	20 years
ESTIMATED ACQUISITION MONTH	Spring 2012

JUSTIFICATION

Many of our residents may be tennis players, but also are dual income earners, therefore not able to play during the daytime. Increasing the utilization of our courts, could increase income, but should be a benefit to the lighting on the parking lot, and improved amenity accessibly.

OPERATING BUDGET REQUIREMENTS

PRIORITY TYPE

- SAFETY parking lot**
- MAINTENANCE**
- IMPROVEMENT OF INFRASTRUCTURE**
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES**

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DATE September 29, 2011

DEPARTMENT/COMMITTEE Idea originated within Finance Committee but it needs a sponsoring department/committee if it is to move forward

DESCRIPTION Contracted Marine Patrol (individual(s) w/ boat(s))
March 1st – December 1st Annually (200 Days)

ESTIMATED AMOUNT \$ 80 - \$100 per Day (to be confirmed by sponsor)

ESTIMATED LIFE IN YEARS

ESTIMATED ACQUISITION MONTH March 1, 2012

JUSTIFICATION

Patrol Lake and Coves (Operator to maintain a log of each patrol; see below)
Provide information to Marina Manager, Maintenance, Security, and Committees
Report form to be developed based on activity scope (see below)
Supplied by LMOA - Identification Badge, Handheld VHF, map indicating lakefront property addresses

OPERATING BUDGET REQUIREMENTS \$20,000 under Lake (Common Property)

PRIORITY TYPE

SAFETY

MAINTENANCE

IMPROVEMENT OF INFRASTRUCTURE

IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES

Questions a sponsor should answer and include in this New Initiative Request if it is to move forward:

1) Who will have oversight responsibility for this activity—Marina, Security, Maintenance, or?

2) Specifically what items should contractor report?

- LMOA Maintenance issues
- Lost/Found property adrift
- Unregistered boats
- Unsafe actions by boaters
- floating debris (removed if possible)

3) Should contractor have any enforcement authority?

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DATE

DEPARTMENT/COMMITTEE

Marina

DESCRIPTION

Marina parking along the jetty

ESTIMATED AMOUNT

for 2012 \$30,000

ESTIMATED LIFE IN YEARS

20

ESTIMATED ACQUISITION MONTH

March

JUSTIFICATION

The Marina is need of additional parking. Placing a railing (as is along the dam), along the enclosed slips area, (our new docks) would improve the area that was cleared of small boats and trees for the 2011 slip work. With additional filling, leveling, paving, and vehicle markings these grounds would increase small vehicle parking.

OPERATING BUDGET REQUIREMENTS

Minimal

PRIORITY TYPE

SAFETY

MAINTENANCE

IMPROVEMENT OF INFRASTRUCTURE

IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES

Submitted by Carol Brown

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DEPARTMENT/COMMITTEE	Marina
DESCRIPTION	Marina driveway around and in front of the building
ESTIMATED AMOUNT	for 2012 \$20,000
ESTIMATED LIFE IN YEARS	20
ESTIMATED ACQUISITION MONTH	March

JUSTIFICATION

The Marina is need of upgrading the driveway, which was part of the plan when the upgrade to the building was to happen after the tree falls of 2004. This upgrade work appears to be a work in progress, in the meantime, the driveway paved area is in bad repair, and the loop around the building of gravel is a disaster at times. Paving of this area will aide in the plowing to the gas pump without damaging the surface grade during the winter.

OPERATING BUDGET REQUIREMENTS Minimal

PRIORITY TYPE

- SAFETY
- MAINTENANCE
- IMPROVEMENT OF INFRASTRUCTURE
- IMPROVEMENT OF RECREATIONAL AND CULTURAL OPPORTUNITIES

Submitted by Carol Brown

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

DATE 9/16/11
SUBJECT Notebook Computers for Board Members
SPONSOR Valerie Palamountain

BACKGROUND INFORMATION

Technology can be used to reduce the cost and improve the efficiency of the Board of Directors.

Following is an estimate of the cost of paper and binders for one Board member per month and per year. The cost estimate does not include:

- Additional costs for special copies (oversized, color, labels, tabs, etc.)
- Additional clerical time to make corrections and changes
- Gas for delivery
- Machine downtime for maintenance
- Additional wear and tear on equipment due to volume

Direct Costs Associated with Producing Board Packets

Materials	Per Month per BOD Member	Per Month for 7 BOD Members	Per Year for 7 BOD Members
Paper/board member/month @500 sheets	\$5.50	\$38.50	\$462.00
Cost of printing 500 sheets @ \$0.08/sheet	\$40.00	\$280.00	\$3,360.00
Binders and tabs \$15.00/binder; 4 binders /yr/BOD member	\$5.00	\$35.00	\$420.00
Total Materials	\$50.50	\$353.50	\$4,242.00
Staff time to copy, collate and package Board packets (8 hrs.) @\$20/hr. including benefits		\$160.00	\$1,920.00
Delivery time by LMOA Security @ 18 min. per delivery @ \$20/hr. including benefits		\$40.00	\$480.00
Total Personnel		\$200.00	\$2,400.00
Total Costs		\$553.50	\$6,642.00

LAKE MONTICELLO OWNERS' ASSOCIATION 2012 NEW INITIATIVE REQUEST

Notebook computers can be purchased for less than \$500.00 each. Assuming a three-year life span for a notebook computer, the savings would be significant if a computer is issued to each Board member for his/her term of office. Years 2 and 3 assume a 4% increase.

	Unit Cost	Year 1 (7 computers)	Year 2	Year 3	Total Savings (3 years)
Total Materials					
Computer Cost	\$500	\$3,500	0	0	
Paper Production Cost	\$553.50	\$6,642.00	\$6,907.68	\$7,183.99	
Savings	(\$53.50)	(\$3,142.00)	(\$6,907.68)	(\$7,183.99)	(\$17,287.17)

In addition to cost savings, the following efficiencies will be realized:

1. All documents, records and emails would be stored in one place for easy retrieval.
2. Transitioning to a new Board member would be simplified and efficient.
3. All Board members would be on the same version of the software, improving efficiency and eliminating current redundancy.

Recommendation is that notebook computers be purchased for Board members who are willing to use this technology in place of the hard copy binders.

This recommendation meets the following objectives in the LMOA Strategic Plan:

Objective 4.4. *Provide the staff necessary to achieve our Vision, with consideration given to options like outsourcing, contracting, and Member volunteers.*

Action Item 4.4.b. *Prepare and maintain a projection of future staffing needs. Ensure that the staff size, expertise and training are consistent with the requirements. **Emphasize up-to-date technology on the web and elsewhere.***

Objective 4.5: *Sustain workforce excellence and encourage an Association-wide service culture that is responsive to the needs and expectations of LMOA members.*

Action Item 4.5.a: *Conduct a rigorous review of current business practices and **implement changes in business processes, technology and training to improve service levels and efficiency.***

**LAKE MONTICELLO OWNERS' ASSOCIATION
2012 NEW INITIATIVE REQUEST**

No Proposal Submitted to the project to extend main beach swim area and add raft