

HOA Board Meeting
Triple Play
7.17.19

In attendance: Mike Murphy, Matt Hall, Marianne Fernandez, Greg Tourtlotte, Cynthia Rozyla

Pool – everything is up and running and going well

- We have had a mystery of the water on the floor of the men’s bathroom in the lower pool house.
 - Investigated and found there is a crack in the outside shower pipe or valve.
 - This is behind drywall, so pulled the handle off the shower until it gets fixed
 - The drywall is a little swelled, but it is not critical.
 - The concern is there may be damage to the 2x4s inside.
 - We will take a look at this in September to make sure there isn’t any mold
 - There is no hot water in that building, so the shower isn’t used much
 - Next step will be either to leave it the way it is for a bit then get a bid to cap it off.
 - Other option is to put a tankless heater in, but that may be close to 7000-\$10000 may not be worth it.
 - Upper pool is plumbed for hot water, but has never been used.
- Recent maintenance includes sealing the pool skimmers while the water level was down.
 - This seems to be effective so at this time no further maintenance is needed at this time on skimmers

Upper Pool Drain Area

- Trying to get rid of excess water
 - Jim talked to Robbie at All Phaze Construction
 - Investigating the drainage system they found the basin is completely covered with silt and sulphur.
 - After installation the drainage system wasn’t maintained.
 - If it is replaced and maintained it looks as if it will help that area
- Written plan will be an extensive reworking and maintenance
 - Cost of bid is \$8500 – Maintenance will be \$250 per year
 - We will get a second bid from Ditches Unlimited
 - Marianne will call him for a bid
 - When that comes in, Marianne will send the info to the board and we will vote by email.
 - All Phaze is ready to schedule in September. This will be a determining factor as well

Construction near the forest trail

- We need to maintain the trail – it is getting overgrown.
 - Matt will contact the landscaping company to evaluate and clean up the lower trail as well as the neighborhood trails.
- Board members agreed to keep an eye out to make sure construction isn’t impacting the lower trail

Budgeting

We are a couple of months away from budget setting
Begin to think of projects that may need to be funded.
Night security is going well.
Jeff Cobb is covering this responsibility.
Board agreed if Jeff needs a break we will provide him our numbers to help.
Signs are up and residents seem to be adhering to the plan

Motion to Adjourn – Greg, Seconded – Matt

Adjourned at 7:52 am