

SOUTH BAY COMMUNITY ASSOCIATION
FINAL FACILITIES COMMITTEE MINUTES
November 9, 2021

1. Call to Order at 9:30 am
2. Determination of Quorum
 - a. Member Present: Loomis, Kent, Shadrick, Guillien, Hammond, Spagle, and ex-officio President Skinner and GM Torres.
 - b. Absent: Schwartz
3. Approve Agenda
 - a. Motion to approve by Hammond, 2nd Kent, carried unanimously.
4. Approve Meeting Minutes of October 12, 2021
 - a. Motion by Loomis, 2nd by Shadrick, carried unanimously.
5. Old Business
 - a. Landscaping: Hefley has submitted recommendations for clean-up of area behind the Bay Club. Spagle will contact landscape maintenance company currently maintaining the front of the Club (D&S), for bid to do the work.
 - b. MERU update-

Loomis provided a recap of virtual meeting with the county on the MERU count/status. The county does not know the exact count and plans on hiring an outside vendor to review/determine MERUs issued for both residences and commercial properties with a goal of an accurate MERU count. Loomis pointed out the county is not addressing the water issue – without adequate quantity and quality of water the MERU count is meaningless. Spagle will take a recommendation to the Board to invite a representative from the State Dept of Ecology to a Board meeting to discuss the water issues facing our area.
 - c. The new Wolf stove for the kitchen has been ordered and should arrive in a few days.
 - d. PLVC Emergency Committee (ERC) access to Bay Club in an emergency was discussed. Shadrick secured information from Pat Lohrey, chair of the ERC who believes independent access is needed. There was discussion of installing a lockbox etc, with the Committee wanting to invite Pat to the December Facilities meeting to discuss the issues and work out a solution that is acceptable to all.
6. New Business

- a. Replace Heat Pump in the Pool – Air Flo has given us a proposal for replacement of the failed pool heat pump at a cost of \$12,402 plus tax and will include it in our current maintenance contract we have with them. GM Torres will find out from them if installing a larger heat pump will address both the pool and the spa heating issues and at what cost, though this would likely involve additional plumbing costs. The information should be available at the next Facilities meeting.
- b. Dean Rosenthal has resigned from the Facilities committee effective October 14, 2021.
- c. Digital Life have asked that the drop-down screen in the classroom be moved out a bit from the wall so there is no distortion when they use their projector. GM Torres will look into installing brackets to accommodate their needs. They also asked about dimmable lights but turning off all lights other than those in the alcoves should meet their needs.

7. October GM Report

- a. Ice Machine has been ordered and we are awaiting delivery – supply line issues are impacting delivery timetables.
- b. VesPro (who does maintenance work on the roof) is preparing a proposal to complete other roof work needed: ridgetop caps and areas that are not secure and some areas around doors where flashing was disturbed during the exterior repair need attention. Additionally OSHA now required tie downs (safety issue for those working on the roof) and VesPro will include installing those in the proposal.
- c. The issues caused by the October lightning strike have been resolved, and all (phone, computers) are now in working order.
- d. Bay Club Hall door/window installation is ongoing, with a few doors remaining.

8. Wood Shop – Joe Guillien

9.

- a. Little activity since last meeting. No training for new members needed, and the subcommittee meets quarterly. The next meeting is December 2. Assessment of wood shops needs is ongoing.

10. Health and Fitness Report

11.

- a. There was a suggestion that an Aqua Bike would be a good addition and Acting Chair Wight will look into that.

12. Comments

- a. A member asked about Dusty Green providing meals at the Bay Club and President Skinner outlined what, when, why and how.

13.Adjourn at 10:40am

Next SBCA Facilities Meeting: December 7, 2021, 9:30, Bay Club