

2023 03 11 Amenities Board Meeting

Participants: Ted Slivinski, Ross Karcher, Kevin Mcleod, Jeff Fredrick

Absent: Jeff Baird

Agenda:

- Beach Committee - Tari (if present/has anything)
- Golf Course Update – Ted
- Coopers Update – Chris
- Pickleball Courts - Kevin/Ted
- Amenities Fees/Dues – Kevin
- April Meeting - delay to April 15 to avoid Easter weekend (4/9)?
- Other Topics

Minutes:

1. Beach Committee – Jeff Baird / Tari Jensen
 - a. Gate Bids
 - i. Buchanan Access Systems \$21k.
 - ii. Alarm Control Systems \$21.9k,
 1. Ruled out, cannot start work until July.
 - iii. Custom Fence Company \$23k.
 - iv. Separate cost to sync man gate to vehicle gate.
 - v. Rocky Mountain Power will need to do some work to provide power.
 - vi. Jeff to send bids to Amenities Board for review.
 - b. Question on ability to improve access easement next to B&B for potential access to a new parking area.
 - i. Concern with snowpack and 2023 Summer lake level impact, having parking option across highway.
 - c. Beach Road – Jeff
 - i. Question on ability to raise/improve beach access road.
 - ii. Need to follow up with local excavation/Army core- Jeff/Beach Committee
2. Golf Course / Pool – Ted
 - a. A Plumbing based flood occurred in lower pool area men’s bathroom.
 - i. Frozen pipe, failed, water shut off valve wasn’t completely closed.
 - ii. Damage to occurred to drop ceiling, water exited through floor drain.
 - iii. Proposal to replace copper pipes with PEX and install a low point drain or ability to blow out system for future seasons.
 - b. Concern raised about snow build up around Coopers from plowing as well as on roof.
 - i. Strong concerns around Spring melt, potential for run off issues/flooding.
 - ii. Roof cleats provide safety from falling snow, but also allow continual build up of snow/ice on roof, which presents issues as well.
 1. Could use of heat tape in conjunction with cleats provide for method to melt snow/ice while retaining the safety?

- iii. Discussion around ideas on where to put snow to help mitigate flooding concerns. Concern around moving North or South with resulting blockage of existing functional it without blocking existing drainage.
 - c. Ted's Contract
 - i. Still in review, should have update at next meeting.
 - 3. Pickleball Courts
 - a. Still working on bids.
 - 4. Amenities Fees
 - a. Question of need to possibly increase annual dues.
 - b. Increasing expenses, everything costs more.
 - i. Amenities also have more usage, more wear and tear.
 - ii. There are some large expense items like golf course sprinklers that are looming, along with desire to make existing things (like beach access) better, work like dredging golf course ponds to better mitigate water management in future, etc.
 - iii. Costs of materials, labor, etc. all going up.
 - 5. April Amenities Meeting – moved to April 15 to avoid Easter.
 - a. Will still be at Coopers with remote attendance option.
 - b. Meeting will be 8:30-10:00 to allow for more time to discuss agenda items.