

## 2023 04 15 Amenities Board Meeting

Participants: Brook Glazier, Ted Slivinski, Ross Karcher, Kevin Mcleod, Jeff Fredrick, Nate Cason

Absent: Jeff Baird

### Beach Committee / Access

- Selected SLC based company to build out beach gate.
- Preliminary build started, but no onsite action until snow melts.
- Verizon wants to put a tower somewhere around Coopers/Beach/etc.
  - o Proposal to have Verizon update the right of way adjacent to Blue Bird, use the space for their tower. This could provide for needed update to allow use of BLW owned space for beach parking.

### Golf Course Update

- Opening is waiting on snow melt to get operations going. Unsure of opening date, dependent on snow. Optimistic for late May.
- Have new rental golf equipment, delivered onsite.
- Ongoing discussion on purchase of greens mower with company that has BLW mower for service. Desire to purchase the loaner, our old mower will be converted to backup/other purpose use.

### Coopers Update

- Health inspection completed, no findings.
- Bar remodel is underway, anticipated remaining work is \$2k.
  - o Plumbing behind bar replaced/updated.
  - o New refrigerators under bar.
  - o Electrical work / updates.
  - o New dishwasher, equipment.
- Snow/Ice Damage:
  - o Gutter repair completed, but heat tape repairs still needed (cut/damaged in past)
  - o Need to replace snow/ice grabbers on roof.
  - o Snow/Ice damaged a vent, which provides venting for sewer.
    - Repair coming, but some backup of sewer smell/possible damage to interior wall.
    - Anticipated repair in mid-April.
  - o Some damage to new deck awning cables, relatively easy repair.
  - o Consideration for future years:
    - Replace/Add more ice/snow grabbers.
      - Concern exists around snow load on roof too.
    - Update/Repair/Enhance heat tape.
    - Consider hiring someone to clear snow/ice.
- New dining room AC Unit still needs power/electrical work completed.
- Need new monitors/printers and general local network infrastructure for POS.

- Local infrastructure for POS system network needs to be updated to current technology – CAT6 cable, new switches, etc. Estimated \$3k from Direct Communications, intent to get more bids.
  - o Current system has performance problems, delays getting orders entered, delays waitstaff, leads to mistakes, etc.
- Discussion on potential redundant internet providers, also possible option to provide a public Wi-Fi.

#### Rocky Mountain Power Update – Coopers / Pool

- Reported consistent issues with breakers tripping, power outages, etc.
- Multiple service providers / electricians over past years have noted that Coopers is not up to code, various additions/changes over time never brought the full system up to code.
- Rocky Mountain Power wants existing meters moved from under the deck, which is a hazard and not up to code. Also some duct work exists that was added for cooling to kitchen area and is partially obstructing access. RMP also wants to updated meters.
- Rocky Mountain is demanding changes or suggesting potential service disruption / shut off.
- Estimate from one contractor – Bear River Electric
  - o Mid-Late Summer timeline for completion
  - o Rough estimate of \$40-50k.
    - Move Meters, update infrastructure for load issues / code compliance.
    - Concern around compliance with pool equipment – need to physically separate pumps from power source according to current code.
    - Need to get bid/plan from pool maintenance company (Master Craft) around moving pumps or potentially build a dividing wall.
      - Likely separate project.
    - Estimate reviewed by second contractor whom has refused the job out of lack of resources. They provided independent review of the bid, and validated numbers.
    - Suggestion of 2 day outage for repair.
    - Work will include new connection for added air conditioning mini split in dining room.
  - o Motion to move forward passed, Ted to reach out to Bear River Electric.

#### Pickleball Courts

- Waiting on snow melt to get bids.
- Potential to update both tennis and pickleball.
- Solution to pour new surface over existing concrete, proposed as significantly cheaper than new concrete.
  - o Potential to resurface pickleball and tennis courts.
  - o Potential to add basketball striping as well.

#### Amenities Fees/Dues, past year funds management, Amenities Budget, etc.

- Topic deferred until May meeting.